



INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

APR 18 1995

UNIVERSITY OF CALIFORNIA

CITY OF ARVIN

GENERAL PLAN



November 1988

Prepared by:

MAX P. BACERRA & ASSOCIATES
PLANNING CONSULTANTS

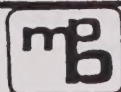


TABLE OF CONTENTS
CITY OF ARVIN GENERAL PLAN

	Page
I. INTRODUCTION	1
A. Purpose	1
B. State Requirements	2
C. Altering/Changing the General Plan	2
D. Planning Area Jurisdiction	3
E. Relationship to Zoning	4
II. COMMUNITY PROFILE	6
A. Geographic Setting	6
B. Socio-Economic Information	6
C. Community Forecasts and Trends	11
D. (Including City Survey)	
III. ASPECTS OF THE ARVIN GENERAL PLAN	13
A. Philosophy and Approach to the Document Preparation	13
B. Major Community Goals	13
C. Understanding the City of Arvin General Plan	14
D. Intergovernmental Coordination/Community Participation	18
E. Significance of the Land Use Plan to the General Plan Text	20
IV. LAND USE ELEMENT	22
A. Existing Land Use Conditions	22
1. Residential	22
2. Commercial	23
3. Industrial	23
4. Agricultural	23
5. Parks and Recreation	24
6. Schools	24
7. Public Services and Utilities	24
8. Public Facilities	27
B. Land Use Issues	27
C. Growth Patterns and Development Direction	30
D. Land Use Goals and Objectives	31
E. Land Use Implementation Measures/Action Programs	35
V. CIRCULATION ELEMENT	48
A. Existing Circulation System	48
B. Circulation Issues	50
C. Circulation Demands and Travel Patterns	52
D. Circulation Definitions	53
E. Circulation Goals and Objectives	54
F. Circulation Implementation Measures/Action Programs	60

VI.	NOISE ELEMENT	62
A.	Existing Noise Conditions	62
B.	Noise Issues	66
C.	Noise Goals and Objectives	67
D.	Noise Implementation Measures/ Action Programs	71
VII.	SAFETY ELEMENT	73
A.	Existing Safety and Geologic Conditions	73
B.	Safety Issues	78
C.	Safety Goals and Objectives	80
D.	Safety Implementation Measures/ Action Programs	83
VIII.	ECONOMIC DEVELOPMENT ELEMENT	86
A.	Examination of Present Economic Structure	86
B.	Overview of Economic Resources	87
C.	Economic Development Issues	89
D.	Economic Goals and Objectives	90
E.	Economic Implementation Measures/ Action Programs	94
IX.	CONSERVATION ELEMENT	96
A.	Existing Natural Resources	96
B.	Conservation Issues	101
C.	Land Use Patterns	104
D.	Conservation Goals and Objectives	105
E.	Conservation Implementation Measures/ Action Programs	109
X.	OPEN SPACE ELEMENT	112
A.	Existing Conditions	112
B.	Open Space Categories	114
C.	Open Space Preservation Efforts	116
D.	Open Space Classifications	117
E.	Open Space Issues	118
F.	Open Space Goals and Objectives	120
G.	Open Space Implementation Measures/ Action Programs	122

MAPS

Follows Page

MAP 1	GENERAL LOCATION MAP (Statewide/Kern County)	6
MAP 1A	GENERAL LOCATION MAP (Central Valley)	7
MAP 2	ARVIN PLANNING AREA MAP	8
MAP 3	ARVIN CITY LIMITS MAP	9
MAP 4	PUBLIC FACILITIES MAP	24
MAP 5	WATER SYSTEMS MAP	25
MAP 6	WASTEWATER SYSTEMS MAP	27
MAP 7	NOISE CONTOUR MAP	63
MAP 8	FLOOD AREA (FEMA) MAP	76
MAP 9	ARVIN SOILS MAP	96
MAP 10	AGRICULTURE PRESERVE/WILLIAMSON ACT CONTRACTS IN THE ARVIN AREA	112
MAP 11	RECREATION/PARKS MAP	114
MAP LU	LAND USE PLAN ARVIN GENERAL PLAN	125
MAP C	CIRCULATION PLAN ARVIN GENERAL PLAN	126

TABLES AND GRAPHS

	Page
TABLE 1 ARVIN/KERN COUNTY POPULATION PATTERNS AND PROJECTIONS	12a
TABLE 2 YEAR 2010 DEVELOPED LAND USE	16a
TABLE 3 ARVIN GENERAL PLAN LAND USE DESIGNATIONS	21
TABLE 4 NOISE STANDARDS FOR LAND USE COMPATIBILITY - STATE OF CALIFORNIA	65
TABLE 5 ZONING/GENERAL PLAN CONSISTENCY MATRIX	125

SECTION I. INTRODUCTION

A. Purpose

This General Plan is a policy document designed to serve as a guide to future development in the City of Arvin. It identifies physical, social, economic and environmental goals which the City seeks to attain. The plan provides a framework of policies and programs by which decisions concerning growth and development in the City may be guided. It also provides a mechanism for obtaining citizen involvement in decisions which will affect the future of the City. Through the plan the City can inform the general public, property owners, and prospective investors and business interests of its goals, policies, and development standards.

The Arvin General Plan was formulated on the widely held attitudes and concerns of the citizens and their associates about the City's future. The General Plan prepared for the City of Arvin considers present conditions, potential opportunities and future goals of the community. As a decision making tool for the City Council and the local Advisory Commissions, the General Plan ensures comprehensive and consistent decisions, as well as area growth and will planned development. This future oriented policy guideline intends to recognize the long-range character of the City of Arvin.

Many of the goals, objectives, and policies incorporated into the various elements of the existing Arvin General Plan over the years are obsolete or no longer relevant to current situations. In addition, changes have occurred over time which are not addressed in existing plan policies. This revised General Plan responds to the changes that have occurred in Arvin, and provides a framework by which Arvin can meet future challenges. The plan is intended to provide broad guidance over a twenty-year timeframe, roughly to the year 2010, with emphasis on shorter, five- to ten-year implementation of key policies and programs.

The Arvin General Plan serves as the best available forecast of the City's future for private and public enterprise to follow. It promotes understanding between government and the government and foster's citizen participation and community affairs. However, the City of Arvin General Plan is not the solution to all of the City's existing and future problems. The recommended guidelines are based on the aspirations of their residents and the most current statistical information available. At the time of the preparation of the General Plan, some of the goals, objectives, and policies developed may alter in a few years

according to the needs and desires of the community, while others will remain in effect for several years.

B. State Requirements

State law requires that a general plan shall include the following elements, each dealing with specific issues:

- Land Use Element provides general distribution, location, and extent of uses of land, including standards of population density and building intensity. (Required).
- Circulation Element identifies location and extent of existing and proposed streets, roads, transportation routes, and local public utilities and facilities. (Required)
- Housing Element provides assessment of housing needs and statement of goals, policies, and programs which address these needs. (Required)
- Conservation Element discusses conservation, development, and utilization of natural resources, including water and flood control. (Required)
- Open Space Element identifies and protects open space areas. (Required)
- Noise Element provides for the identification of noise sources and possible solutions to noise problems. (Required)
- Safety Element discusses identification of physical hazards, including fire, geologic and seismic hazards, and appropriate protective measures. (Required).
- Economic Development examines various possibilities in investing and managing public resources to elicit private investments which will further community goals of job employment and diversification, business revitalization and tax base expansion. The Economic Development Element is an optional element of the Arvin General Plan and is not mandated by State Law. (Optional).

C. Altering and Changing the General Plan

The Arvin General Plan is a dynamic community document because it is based on values of the residents and an understanding of existing projected conditions and needs which all continually change. As the City changes overall, it is necessary to update and revise the General Plan. It is recommended that the entire plan be reviewed and revised,

as necessary, every five years to reflect new issues and changed physical, social, and political conditions. In addition, short term provisions within the plan should be examined annually and revised accordingly to reflect implementation that has occurred, changes in funding sources, and the results of monitoring past decisions.

State Law permits amending the City's General Plan up to 4 times in a calendar year. If the City Council finds itself making frequent amendments, major defects may exist in the plan because the values and the needs with the community may have been altered or the plan may be too inflexible. In reviewing proposals for General Plan amendments, local officials should remember that the General Plan is a policy document for the entire community and that it may only be amended in the public interest with broad support, and not merely because a property owner or a group of citizens desires the amendment.

D. The Planning Area Jurisdiction

State law requires that a general Plan must cover all territory within the boundaries (See Map 3) of the adopting city or county. The plan should also take into account any area outside which, in the planning agency's judgement, "bears relation to its planning" (Government Code Section 65300).

The City of Arvin possesses approximately 3.5 square miles within the City boundaries. Most of this land has been used for urban development relating to the viability and function of the community. Government authority within this area is voiced in the Arvin City Council. Lands outside of the Arvin City limits fall under the jurisdiction of Kern County. Land uses in this unincorporated territory are guided by provisions of the County General Plan and the Kern County Board of Supervisors. Under State Law, the City can include within its General Plan the area of its adopted Sphere of Influence. Similarly, planning activities and approval by the County in the area of Sphere of Influence should be reviewed by the City for comment. This provides mechanism for review of both jurisdictions in the area around the City. This procedure allows for efficient public servicing coordination and discourages inappropriate land use activities, which may be detrimental to the implementation of the Arvin General Plan.

The intended Sphere of Influence for Arvin is expected to expand in the future as proposed annexation areas are included into the City jurisdiction. A total of 486 acres from both annexations 13 and 14 for residential and public recreational facility properties will be added in 1988.

The proposed expansion of the Arvin planning area is

depicted on Map 2. This primary reviewing jurisdictional area includes the 4.5 square mile area within the City of Arvin municipal boundaries and a 7.5 square mile periphery area recognized as the City Sphere of Influence. The indicated planning boundary areas appropriately corresponds to the probable ultimate physical boundary of the City in the General Plan's 20-year timeframe.

For the City of Arvin, a planning area of approximately 12 square miles has been examined as depicted in Map 2. At present, the lands outside of the Arvin city limits are regulated by the County of Kern. Within the planning area are lands identified as being within the existing incorporated area, the existing Sphere of Influence, and a proposed expansion of the Sphere of Influence. The latter is proposed by this plan as that area corresponding to the probable ultimate physical boundary and service area of the City.

An amendment to a General Plan constitutes a project under State Law and therefore must be evaluated for its environment effects.

E. Relationship to Zoning

The General Plan is a City's adopted long-range development and policy document. Guiding the possible enforcement and direction of land use regulation, zoning is considered the primary tool for implementing the General Plan. When reviewing the relationship between the General Plan and the City zoning map, the reader should realize that an important timeframe difference exists. The General Plan is a projection of a long-range general basis of what the community will become over a 15-20 year period. Zoning is deemed to be more specific and relates to what is being planned for the next 5 years. Subsequently, the City Zoning Map may look quite different from the City Land Use Plan at any given time, but the Zoning Map will change over the years as the General Plan is implemented in response to the needs of the community.

State law requires that every zoning action, including the enactment of new zoning provisions and amendments to the zoning ordinance text or map, be consistent with the General Plan. State Law also requires that when an amendment to the General Plan makes the zoning inconsistent, the zoning must be amended to establish consistency. It is also established that if the General Plan has been substantially revised, the entire zoning configuration should also be reviewed for consistency with the General Plan and amended as necessary.

The City of Arvin General Plan must be reviewed periodically for current validity and amended when necessary. Zoning applications which conflict with the adopted and valid General Plan must be denied.

SECTION II. COMMUNITY PROFILE

A. Geographic Setting

The City of Arvin is located in Kern County in the southern San Joaquin Valley. It is approximately 15 miles southeast of the City of Bakersfield (See Maps 1 and 1A). Arvin is situated in one of the most fertile and productive agricultural areas of the San Joaquin Valley. Much of this agricultural land is protected by the Williamson Agricultural Preservation Act, which sets forth strong financial incentives for maintaining agricultural uses on the land. The climate of the area is similar to that of the entire San Joaquin Valley, with hot, dry summers, and moderate winters.

Kern County and the San Joaquin Valley have been recognized as the major agriculture production area in the nation. Due to its geographic location and the fertility of the surrounding soils, Arvin has significantly contributed to this claim. Major economic activities in Arvin are agriculture and industries related to agriculture. Nearly 50% of those employed in Arvin are engaged in farm work. In addition, there is a significant seasonal influx of farm workers. Agriculture and agriculture businesses are anticipated to include a significant role in the future development of the City of Arvin.

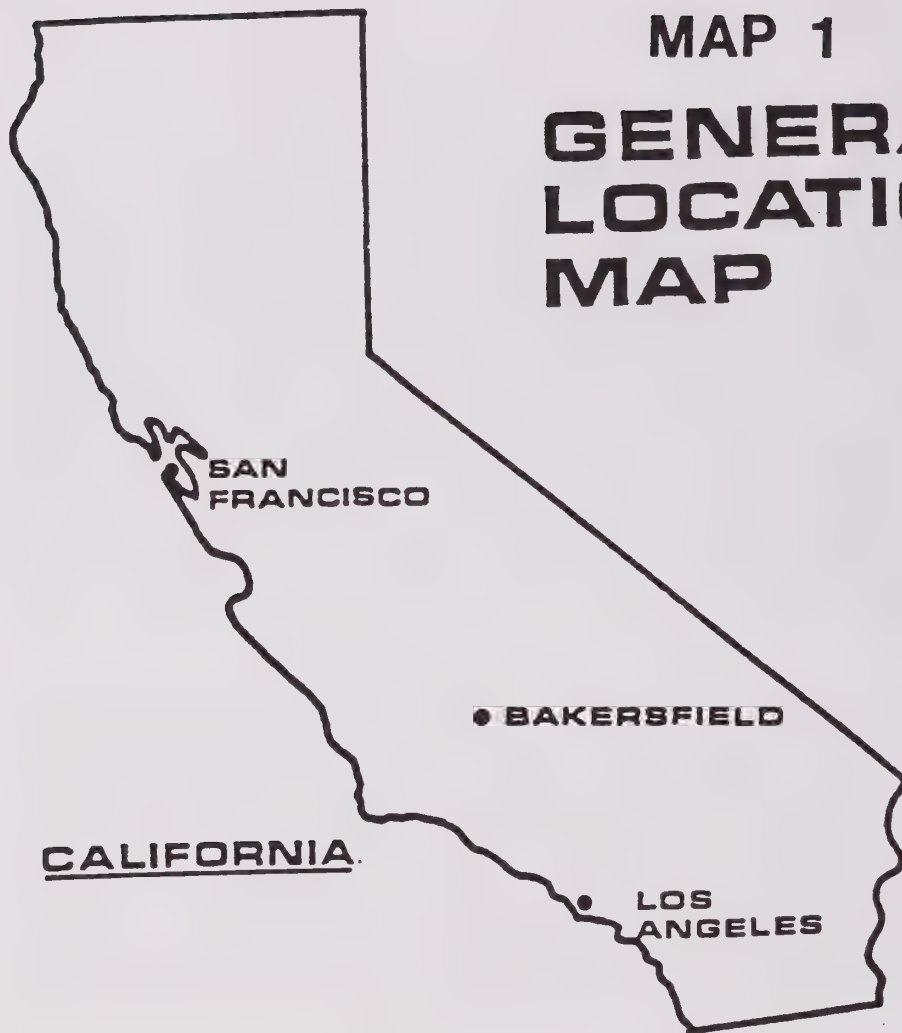
Incorporated in 1960, the City of Arvin has a City Council-City Manager form of Government. The City of Arvin provides law enforcement services, building permit services, refuse collection services and public transportation services. The County of Kern provides fire protection to the Arvin residents. Water supply to the local area is provided by the Arvin Community Services District (ACSD). While recreation amenities are provided by the Bear Mountain Recreation & Parks District, sewage collection is provided by the Arvin Sanitation District (ASD) which maintains a sewage treatment plant two (2) miles southwest of the Arvin community.

Two (2) school districts serve the area, including the Arvin Union Elementary School and the Kern High School District. The former includes Sierra Vista School (K-3), and Haven Drive Campus (4-8). Arvin High School is the only high school in the immediate vicinity and serves the population of Arvin, Lamont, and the outlying areas.

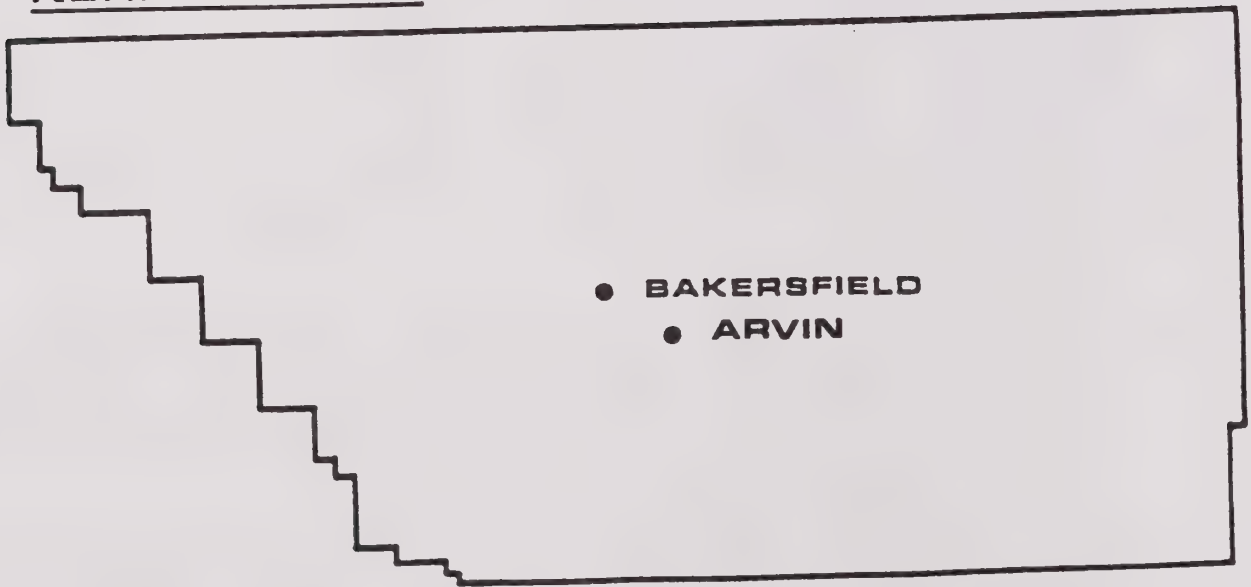
Residential development primarily consists of older housing stock. Most of the housing unit types are identified as single-family dwelling structures. In recent years, the community has begun to develop multi-family and mobile home housing types primarily in the western and southwestern portion of the community.

MAP 1

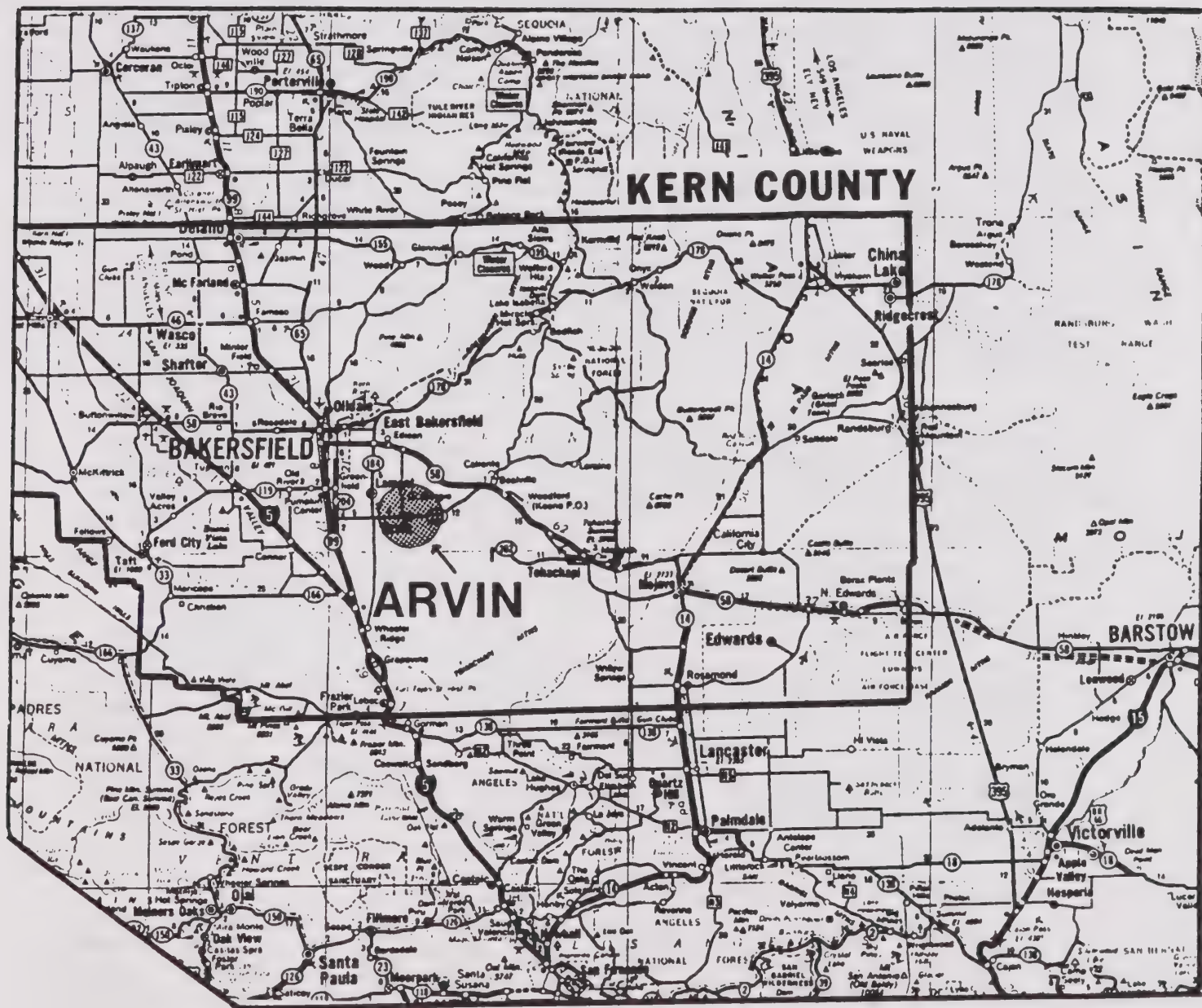
GENERAL LOCATION MAP



KERN COUNTY

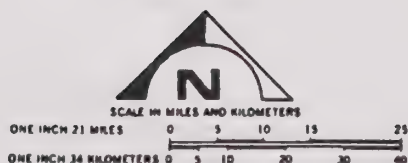


GEOGRAPHICAL SETTING



MAP 1-a

GENERAL LOCATION MAP



Commercial development has historically been concentrated along Bear Mountain Boulevard which is also identified as State Highway 223. The commercial core primarily consists of general purpose retail land use activities. There are limited commercial areas scattered throughout this community. Industrial activity is primarily located along the eastern portion of the community along Derby Road and the southern part of the community in proximity to Sycamore Avenue. Most of the employment sources relate to agriculture, although Salter Labs and Reeves Extrusions provide employment bases that are not directly related to agriculture. Some of the large employment bases in the area are agriculture related, namely Ranch 1 Inc. and John J. Kovacevich, Inc. and Grimmway Farms. Non-agricultural employers in the area include Satter Labs and the Arvin School District.

The Arvin community is located at the western base of the Tehachapi Mountains at the extreme southeast portion of the San Joaquin Valley. The City of Arvin is accessible through State Highway 223 which runs in an east-west alignment. Residents of the surrounding area, as well as travellers from the Los Angeles basin and the desert region utilize this transportation route to gain access to Tehachapi and the Eastern Sierra-Nevada area, as well as communities in the San Joaquin Valley area.

The community of Arvin is located 10 miles east of State Highway 99 and 9 miles south of State Highway 58. Rail service is provided by the Santa Fe Railroad and Southern Pacific Lines, which utilize the City of Arvin as an end line for agriculture purposes. These two rail services alternate control of the Arvin line each year. No airport service is provided in the Arvin area.

B. Socio-Economic Information

The City of Arvin experienced a modest growth rate over the past two decades. Since 1980 the Arvin area has increased by 1,687 persons from 6,863 to 8,550 (January 1988). This area includes the incorporated area of Arvin identified as Census Tract 63. This population increased by 24.6% in 8 years, which averages into a 3% growth rate during the 1980-1988 period. Comparatively, Kern County, in general, has grown from 403,089 to 511,371 in the same period. This represents a 26.9% increase over the same period, or an average annual growth rate of 3.36%.

Comparatively, the City of Arvin has not experienced as rapid a population growth as other incorporated cities in Kern County. Although it is still recognized as the 4th largest city in Kern County, the City of Arvin has been ranked as

one of the lowest of the cities in terms of growth in the past two decades. Future growth in Arvin is expected to occur at a slower rate than the 3% growth rate observed during the 1980's. According to regional and state demographic information, the community is projected to follow a 1.5% annual growth rate to the year 2000, and a 1.1% annual growth rate to the year 2010. Projected populations are 10,221 persons in the year 2000, and 11,370 persons in the year 2010.

The ethnic composition of Arvin is composed of 59% Caucasian, 37% Hispanic, with a remainder of the population being American Indian, Asian and black origins. The median age of the Arvin resident is 23.6 years of age, with 44% of the population having ages of 0-19, while only 15% of the population is 55 and over. Of the population 18 years or older, 78% have not completed high school, and only 2% have completed four or more years of college.

The major occupation in the Arvin area is identified as agriculture and agriculture-related industries. Family income in 1986 was estimated at \$17,375, which was 36% less than the average Kern County family income of \$27,145 for the same period.

There were 2,445 housing units in Arvin on January 1, 1988, including 1,803 single family dwellings, 180 units in complexes of two to four units, 315 dwelling units in buildings with five or more units in the structure, and 147 mobile homes. The residential vacancy rate was estimated at 4.83% with 2,327 occupied units.

Arvin has an average household size of 3.631 persons, which is the second largest of any city in Kern County. The Arvin household size is 29% larger than the county average of 2.813 persons per household.

TABLE 1

ARVIN AND KERN COUNTY POPULATION PATTERNS/PROJECTIONS

	<u>CITY OF ARVIN</u>	<u>POP. GROWTH*</u>	<u>KERN COUNTY+</u>	<u>POP. GROWTH</u>
1970 (a)	5,199	--		--
1980 (a)	6,863	32.0%	403,089	
1983 (b)	7,334	6.9%	442,773	9.8%
1985 (b)	7,881	7.0%	470,911	6.4%
1986 (c)	8,218	4.3%	494,100	4.9%
1987 (c)	8,400	2.2%	501,100	1.4%
1990 (d)	8,530	1.6%	548,000	9.4%
1990 (e)	8,808	4.9%	--	
1995 (d)	8,950	4.9%	589,300	7.5%
1995 (e)	9,773	11.0%	--	

- (a) U. S. Census figures 4/1/70 and 4/1/80
 (b) State Dept. of Finance Estimates: 1/1/83 and 1/1/85
 (c) State Dept. of Finance Estimates: 7/1/86 and 7/1/87
 (d) Kern County Planning and Development
 Services Dept. Estimates: 1/1/90 and 1/1/95
 (e) MPB and Associates Estimates: 1/1/90 and 1/1/95

* Percent Increase between time intervals

+ Includes incorporated and unincorporated areas.

Source: U. S. Census, State Dept. of Finance, Kern County PADS, MPB and Associates (1988).

SECTION III.
ASPECTS OF THE ARVIN GENERAL PLAN

A. Philosophy and Approach to the Document Preparation

This General Plan is designed to not only meet the requirements of state law, but more importantly to meet the needs and desires of the City of Arvin. To be legally adequate, the General Plan must address each issue prescribed by state law as it applies to the community. To be useful to the community and to the City's decision making process, the General Plan must accurately reflect the needs and concerns of the citizens who will be affected by it. This is accomplished by clearly defining the issues, goals, objectives, and policies which form the basis for decisions on how the City will develop and grow. Citizen participation in this process, and in future decision making, is essential.

B. Major Community Goals

The broad goals contained in this document are based on the following local perceptions of things which should be considered as Arvin grows into the future:

- A broad base of citizen involvement must be made part of local decision making. Arvin has a high level of economic, ethnic, and cultural diversity in its residents. This diversity can be a positive or a negative factor as the City grows. This plan is based upon the premise that a high level of citizen involvement at all levels of decision making will be the most effective long-term means of ensuring a successful future for Arvin.
- Economic growth and diversity are essential to Arvin's future. Past years have been perceived as a period of decline in Arvin's economic potential. This must be changed. New and innovative approaches to commercial and industrial development must be pursued. Patterns of decline must be reversed, and new opportunities created.
- Growth must be carefully guided to ensure that the City's land-use pattern develops in an efficient and desirable manner. Future development should consider the improvement of existing development, infill of existing vacant parcels, and carefully selected areas of expansion.

- Agriculture will continue to play a dominant role in the local economy. A critical balance must be maintained in order to ensure the economic vitality of agriculture while at the same time providing for growth, development, and economic diversification of the City of Arvin.
- Critical resources must be thoroughly considered in future decision making. Development decisions must give serious attention to impacts on air and water quality, waste management, earthquake and flood hazards, and the preservation of prime agricultural lands.
- Revitalization is needed for the urban core. A number of opportunities exist for revitalizing the older, predominantly commercial, urban core of the City. These should be examined as possible options to outward expansion and the creation of new urban centers.
- A major effort should be made to define and enhance the character of the community. An increased sense of identity as a self-defined community would provide benefits to citizens and the City as a whole. As high levels of growth continue in the southern San Joaquin Valley, Arvin will need to develop and maintain a strong sense of identity if it is to successfully compete with other developing communities.

C. Understanding the City of Arvin General Plan

The City of Arvin General Plan consists of 8 separate, yet interrelated, elements. Seven of these elements, or specific areas of concern, are required by State Law to be addressed in all General Plans. One element, or a combination of two or three items, does not dictate a comprehensive General Plan. Rather, it is the culmination of all these elements interrelating with each other to reflect the most appropriate direction of growth for the City of Arvin. In addition other elements may be included by the local jurisdiction to address special issues pertaining to that community.

The following elements are incorporated in the City of Arvin General Plan:

- Land Use Element
- Circulation Element
- Noise Element
- Safety Element
- Open Space Element
- Conservation Element
- Seismic Safety Element
- Economic Development (Optional - not required by State)

Primary Components

There are two essential components of the Arvin General Plan:

- General Plan Text
- General Plan Map

General Plan Text

The General Plan Text defines the Goals, Objectives, and Policies of the plan. This is the policy document of the plan. These policies serve as the basic guide to local decisions on land use and development for the City. Implementing ordinances, such as the Zoning Ordinance or the Subdivision Ordinance, must be consistent with the policy direction of the General Plan.

Each general plan element which is required by state law is represented in the text. Each element is addressed in four sections:

- Introduction
- Existing Conditions
- Major Issues
- Goals, Objectives, and Policies
- Implementation and Action Programs

Decisions concerning growth and development are guided by the Goals, Objectives, Policies, and Implementation/Action Programs identified for each General Plan element. These aforementioned terms are broadly defined as follows:

- Goal: The ultimate purpose toward which an effort is directed. It is stated in very general terms, is not normally measurable or expressed in time.
- Objective: A specific action or point to be attained. It can be accomplished and measured. Objectives are points of accomplishment in the movement toward a goal. An objective should have a time period identified.
- Policy: A specific course of action to guide decisions

and define commitment to accomplishment or implementation. Policies serve to define the means by which objectives can be attained.

- Implementation: An action, procedure, program or technique that carries out a policy.

Land Use Plan Map

The Land Use Plan Map (See Map LU) of the Land Use Element depicts land use patterns that have been analyzed, reviewed, and adopted to guide future land development. These land uses also should reflect the considerations and relationships defined in the Goals, Objectives, and Policies of the various General Plan elements. For the Arvin General Plan, the following Land Use Designations have been used:

ARVIN GENERAL PLAN LAND USE DESIGNATIONS

- 1.1 Estate Residential. 1.25 acres/unit
- 1.2 Low Density Residential . . . 6 units/gross acre
- 1.3 Medium Density Residential. . 16 units/gross acre
- 2.0 General Commercial-Retail.. . . .
- 3.1 Light Industrial
- 3.2 Heavy Industrial
- 4.0 Parks and Open Space
- 5.0 Public Facilities/Offices
- 6.0 Schools
- 7.0 Planned Unit Development (PUD). . . . As Approved
- 8.0 Agriculture

The aforementioned land use designations are individually described in the Land Use Classification and Standards for Development Section in the Land Use Element.

General Land Use Development Standards

Designations on the Plan Map represent the City as it would be when fully built-out. However, growth and development, even at higher than historic rates, would not result in build-out during the plan period of 20 to 30 years. The year 2010 Developed Land Use Summary, shown in Table 2, identifies the total acreage for each land use category under build-out conditions. It also shows that portion estimated to occur by the year 2010 based upon historic growth rates for the City. The difference between the two figures represents the excess capacity built into the plan to accommodate variations in growth patterns, development flexibility, and market changes.

ARVIN GENERAL PLAN
TABLE 2
YEAR 2010 PROJECTED* DEVELOPED LAND USE

Land Use Designations	Acres Planned for Development	Acres Developed	% of Acres Planned	Acres Planned to Developed Ratio
Estate Residential	236	0	0%	236 to 0
Low Density Res.	593	405	68	1.5 to 1
Medium Density Res.	156	95	61	1.6 to 1
General Commercial	48	40	83	1.2 to 1
Light Industrial	436) 115	11	9 to 1
Heavy Industrial	612)		
Parks	45	45	100	1 to 1
Public Facilities	6	6	100	1 to 1
Schools	102	102	100	1 to 1
Planned Unit Dev.	487	22	5	22 to 1
Agriculture/Undev.	1,310	615	47	1.7 to 1
Total:	3,791 Acres	1,445 Acres	38%	2.6 to 1

Changing the General Plan

It is conceivable that the City and its social, economic and physical resources will change in the future. Subsequently, it will be particularly necessary to update and revise portions of the General Plan to be consistent with the designed direction of the City. State Law permits as many as four revisions during any one calendar year. General Plan Amendment Request can be filed by the applicant and reviewed by the City staff prior to possible hearing before the Planning Commission and Arvin City Council.

Zoning Consistencies

Zoning is a primary tool for implementing the General Plan. A zoning designation that does not conform to the Land Use Plan designation and the General Plan is inconsistent with the General Plan and will have to be revised. No zoning change that is inconsistent with the General Plan can be approved by the City of Arvin.

Existing Non-conforming Uses

Land use activities in areas that are not consistent with the adopted land use designation in the City of Arvin General Plan will be allowed to continue until the existing use ceases. These non-conforming uses will not be allowed to be rehabilitated to further the continued existence of the non-conforming use. The City of Arvin should establish regulations for the abatement of non-conforming uses within the City.

D. Inter-governmental Coordination and Community Participation

Coordination among all public agencies, as well as private entities, is essential in order to effectively implement the City of Arvin General Plan. Advocates and decision makers must realize that policies which may be beneficial to the residents of one jurisdiction may not be in the best interest of residents in surrounding jurisdictions. Subsequently, State Law requires that governmental entities work with each other, as well as public utility companies, in preparing and implementing General Plans. The City of Arvin General Plan policies dealing with air quality, transportation, land use, solid waste, and other environmental concerns transcend political boundaries of other jurisdictions in the region. The intent of State Law in this particular instance forecasts a sure cooperation between neighboring cities and county agencies regarding potential effects to a region by a City's decision making process.

A number of special districts exist, which also have plans which should be considered in the city's planning process. School districts, water districts, improvement districts, and the like, all can affect or be affected by the city's general plan. While there is no legal requirement for review by such districts, from a practical standpoint, coordination should take place so as to avoid unnecessary errors or omissions in the general plan. Any relevant plans of federal or state agencies should be similarly reviewed and considered.

In addition, plans to private service entities must also be considered. These agencies provide services that are essential to the continued development of a community. Natural gas, electrical, telephone and railroad systems have the basic services these entities furnish to a city.

Community Participation

In order for the Arvin General Plan to become an effective policy document for growth and development, the participation of the local citizens must be involved to ensure that the intentions of the plan are consistent with the needs and desires of the community. It is important that the identified goals, objectives, and policies reflect the general attitudes of the residents. State Law provides for community participation in the preparation of a general plan.

The preparation of the Arvin General Plan involved general public participation from primarily two sources: namely, the Citizens Advisory Committee to the Arvin General Plan and citizens' input at public meetings and hearings. During a two-year period from March, 1986 to April, 1988, the Citizens Advisory Committee held scheduled meetings with staff members of Kern Council of Governments and Max P. Bacerra and Associates, Planning Consultants, to discuss various aspects of the proposed policy document. This 15-member Advisory Group to the City Council made various recommendations concerning housing, land use, recreational amenities, and environmental protection. This group, which represented a diverse cross section of the community, was instrumental in providing direction to the preparation of the policy planning document. Recommendations by the Citizens Advisory Committee to the Arvin General Plan regarding the draft planning document and draft Master Environmental Impact Report will be submitted to the Arvin Planning Commission for review and the Arvin City Council for final approval. The Citizen input to the project can be received at planned public meetings and public hearings for the proposed Arvin General Plan and Master Environmental Impact Report. In addition, Arvin citizens provided input into the project during a community questionnaire, which was distributed and analyzed in late 1986. The staffs of Kern COG and Max P. Bacerra and Associates also solicited information from pertinent city staff members, county agencies and related special districts in the preparation of the General Plan.

E. Significance of the Land Use Plan to the General Plan Text

Land Use Plan Concepts:

The Land Use Plan map depicts in a two-dimensional form the distribution of land uses consistent with the policies contained in the General Plan text. The three overall principles followed in developing the plan are:

- Provide a guide to public and private investment.
- Reflect the issues, goals, objectives, and policies affecting land use which are identified in each of the General Plan elements.
- Reduce the potential for loss of life, injuries and damage to properties resulting from physical hazards.

Overall, the land use pattern is reflective of the historical development pattern for the City. Major changes resulting from the process of preparing this plan include:

- Consolidating existing and proposed commercial areas into cohesive units to enhance economic viability.
- Provision of expanded areas for industrial development which would have minimal impact on existing and proposed residential uses.
- Reduced intermixing of low-and medium-density residential housing.
- Creation of a rural residential designation to accommodate small acreage "ranchette" and equestrian type uses.
- Expansion of the Sphere of Influence to reflect anticipated growth in a pre-determined manner.

Essentially, the most intensive land uses are concentrated in the urban center, with progressively less intensive uses found in the surrounding areas. Rural and estate residential uses are located in the fringe areas to the west and northeast.

Land Use Designations:

Land uses are shown as specific designations on the Land Use Map. For the Arvin General Plan, eleven land use designation categories have been used. These include three residential categories, one commercial category, and two categories for industrial, and categories for school, public facilities, parks, and agricultural uses. The land use

designations used in this General Plan are shown in Table 3 as follows:

TABLE 3
ARVIN GENERAL PLAN LAND USE DESIGNATIONS

●	1.1	Estate Residential.	1.25	acres/unit
●	1.2	Low Density Residential	6.0	units/acre
●	1.3	Medium Density Residential.. . .	16.0	units/acre
●	2.0	General Commercial		
●	3.1	Light Industrial		
●	3.2	Heavy Industrial		
●	4.0	Parks and Open Space		
●	5.0	Public Facilities/Offices		
●	6.0	Schools		
●	7.0	Planned Unit Development (PUD)		
●	8.0	Agriculture		

A detailed explanation of the classifications and standards of development for each of these designations is contained in the Land Use Element.

SECTION IV. LAND USE ELEMENT

Introduction

The Land Use Element is the central element of the General Plan. It designates the general distribution, location, and extent of the uses of land for housing, commercial, and industrial activities, open space, schools, public buildings and grounds, waste disposal facilities, and other categories of public and private land uses identified in the planning process. While the Land Use Element is primarily concerned with physical development, it also addresses social, economic and environmental issues. The Land Use Element also establishes standards of population density and building intensity for the City.

A. Existing Land Use Conditions

Residential

Residential development within the City of Arvin is primarily characterized by low density housing. According to figures in the draft housing element for the City of Arvin, over 75% of a total housing stock has been identified as being single family dwellings. Approximately 17% of the housing stock is designated for multi-family development, while mobile homes compose the remaining 8%. Most of the housing stock was constructed prior to 1960; however, as an indication of the City's continuing growth, approximately 35% of the current housing stock was constructed between 1960 and 1980. In 1984 and 1985, a total of 87 mobile homes was added into the City housing stock. The large addition of mobile homes is a result of needed affordable housing in the area. In the same period, approximately 130 multi-family residential units (apartments) were also added to the City housing stock. A significant number of available housing units in the Arvin area are under government subsidy programs. While these programs provide an appropriate and viable avenue for housing to accommodate a significant sector of the local population, the City must provide housing opportunities for all economic segments of the local citizenry, including upper and upper middle income groups.

Future residential growth should continue into areas of existing residential sectors and away from potentially incompatible land uses such as industrial plants. In addition, the infilling of existing residential neighborhoods is seen as an energy efficient and cost saving strategy for development.

Commercial

Commercial activity in Arvin is primarily concentrated along Bear Mountain Boulevard between Campus Drive and Derby Street. Several commercial retail businesses and professional service offices are situated in this commercial core. Due to the slow economic activity in the area, several commercially oriented spaces are unoccupied. The inconsistent pattern of businesses along Bear Mountain Boulevard is an important area of concern to the local community. The re-establishment of an effective prosperous business sector in the City of Arvin is an important component of the City General Plan. A small commercial cluster is located at the Bear Mountain Boulevard and Comanche Drive intersection. Properly designed development of this area could promote a positive impression to visitors and residents alike.

Industrial

Industrial development is primarily located along the east side of Derby Street. The existing industrial uses primarily relate to the agricultural industry. These primary industrial firms include operations relating to frozen vegetable processing, potato packing, agriculture chemicals, and table grape production. The City of Arvin is presently annexing additional land to accommodate new industrial activities which may provide additional employment resources for the local community base. These new industrial areas encompass approximately 500 acres southwest of the Arvin community.

Agriculture

The Arvin community is situated in the Greater San Joaquin Valley which is recognized as the most fertile region in the world. This land possesses prime agriculture soils which, in combination with a desirable climate condition and sufficient water supply, make for a suitable area for production of agriculture goods. Over half of the Arvin population is employed in agriculture or agriculture-related industries. The local economy is supplemented by an additional migrant labor force which significantly contributes to the local economy during the harvest season. Approximately 1920 acres within the Arvin Sphere of Influence is in agriculture use. In addition, a total of approximately 240 acres within the present Arvin City Limits is being used for agriculture. Urban development in prime agriculture lands may be inappropriate. Protection of agriculture land not only concerns the local public, but affects our population at state and national levels.

Parks and Recreation

There are presently two park and recreational facilities available to the residents of the City of Arvin. The Di Georgio Park is located in the center of the Arvin community, while Kovroevich Park is located in the north portion of the community. A third park site, Smotherman Park site, is located in the southwest sector of the community. Currently, no recreational facilities occupy the site. Both developed recreational sites offer a broad range of open space amenities to accommodate passive and active activities. In addition, the Arvin High School, located on the northwest sector of the community, provides a variety of recreational facilities to accommodate specialized sporting activities. The City of Arvin is presently in the process of developing a municipal golf course approximately two miles southeast of the City. While most of the parks and recreational sites are owned by the City, the maintenance and operation of the sites is leased to the Bear Mountain Recreation and Parks District.

Schools

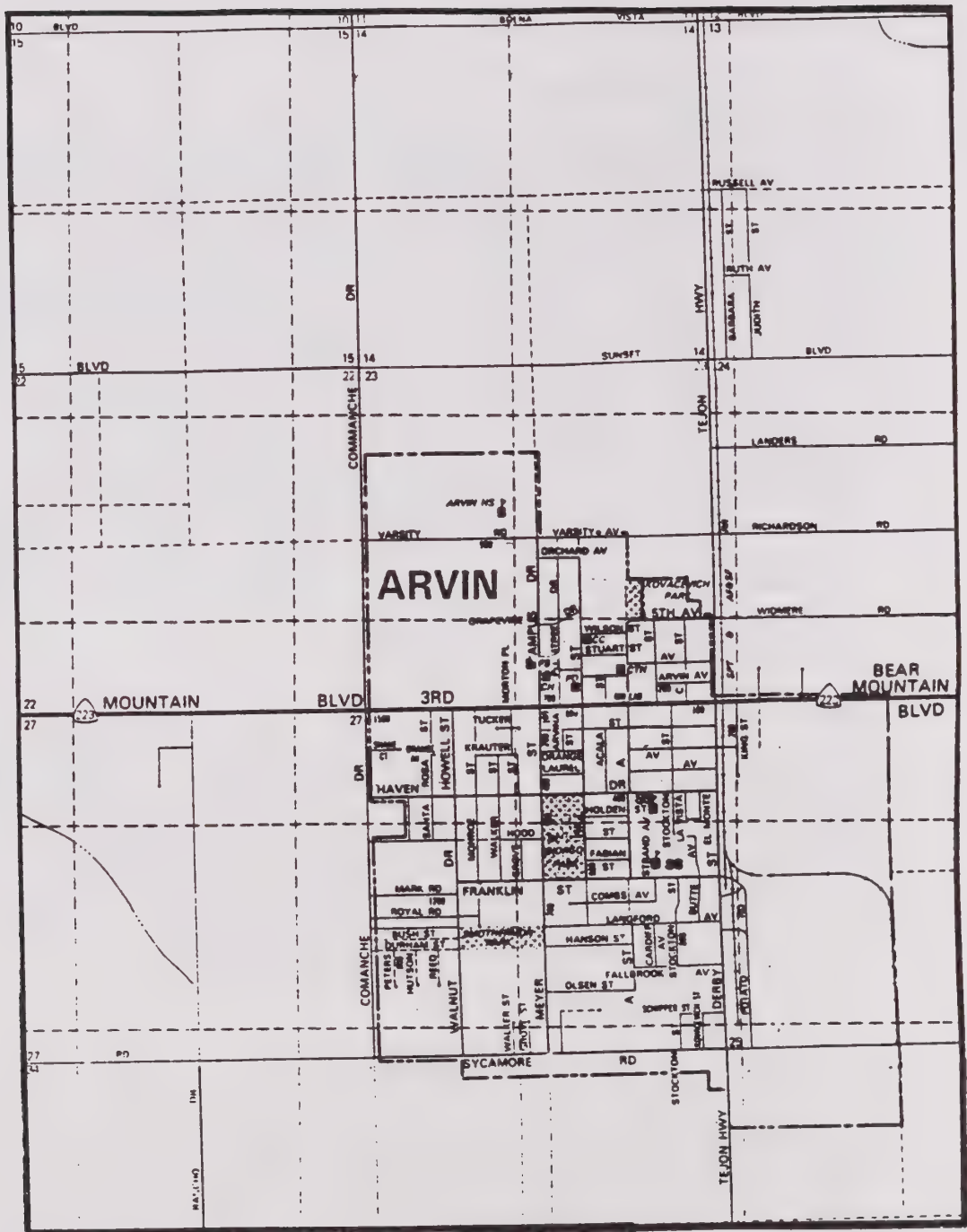
City of Arvin has two school districts -- the Arvin Union Elementary School District and the Kern High School District. Sierra Vista School provides educational instruction from grades K-3, while Haven Drive Campus provides instruction for grades 4 through 8. Arvin High School provides educational instruction for grades 9 through 12. The High School District is also in the process of rehabilitating some of its old facilities. The Arvin High School serves the population of Arvin, Lamont, and outlying areas (See Map 4).

Public Services and Utilities

Electricity is provided by PG&E. Southern California Gas Co. owns and operates the local community natural gas distribution system. Pacific Bell provides local telephone service to the Arvin community.

The Arvin Community Services District supplies water for most of the Arvin community. The water supply for the City is obtained from 5 wells with a combined supply of about 2,885 gallons per minute (gpm). The water system also has a 500,000 gallon elevated storage tank and booster pumping station for reserve pressure and capacity. Water is delivered to the residents via a loop design system where the water is distributed in lines 4 to 10" in diameter (See Map 5).

The Arvin County Sanitation District operates the community sewage treatment facilities and waste disposal system. The



SOURCE: MPB & ASSOCIATES
 MAP: MODIFIED FROM THOMAS BROS.
 POPULAR STREET ATLAS

MAP 4

PUBLIC FACILITIES
 CITY OF ARVIN GENERAL PLAN

LEGEND:

HS HIGH-SCHOOL
 SS ELEMENTARY SCHOOL
 CH CITY HALL POLICE STATION
 LIB PUBLIC LIBRARY
 CTH COUNTY BUILDING
 CC CHAMBER OF COMMERCE
 PO POST OFFICE
 FS FIRE STATION



respectively, of the study area, carry relatively low volumes of water and only seasonally. Their flows usually travel no farther than the Arvin-Edison Canal.

All of the Arvin area (see Map 3-E, lies within the one hundred year floodplain of Caliente Creek, which empties into the San Joaquin Valley approximately ten miles northeast of the study area. The water flow is only seasonal, but historically carries considerable damage in the Southern San Joaquin Valley. During lesser floods, the creekwater has often flowed north-to-south in a channel just east of Tower Line Road, approximately two miles east of the study area, and then turned westward approximately one mile south of the study area. During higher floods, the water flow is less predictable and has, at times, covered parts of the study area.

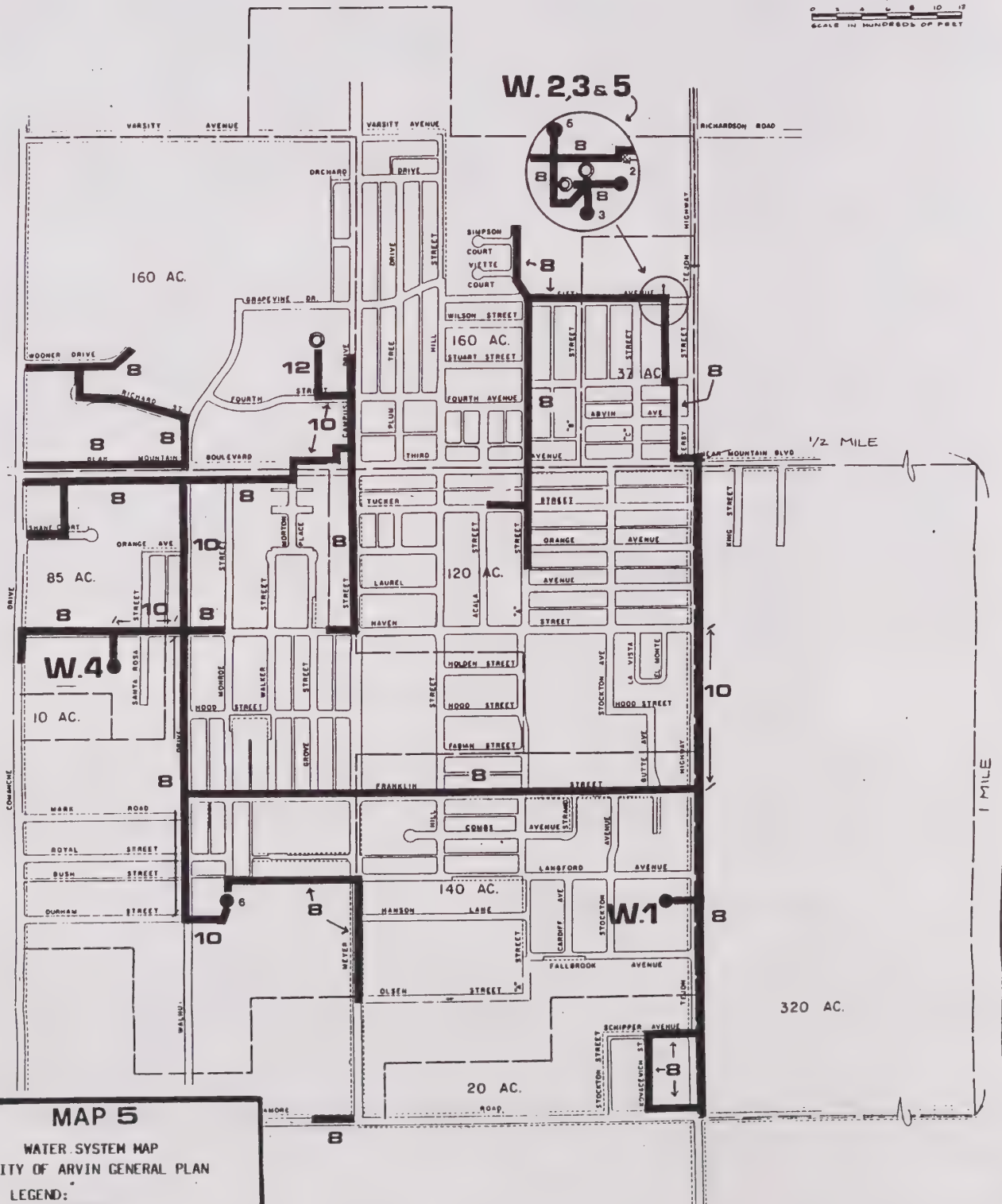
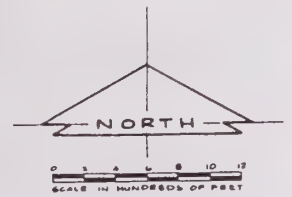
Map 3-F shows the Caliente Creek Flood of 1983. A severe duststorm in late 1977 altered drainage courses in the southern San Joaquin Valley. A heavy rain in early 1987, combined with the effects of dust deposits, brought flooding over much of the Arvin area. The Arvin area would also be potentially subject to hazardous flooding if Lake Isabella Dam were to fail--such as following an earthquake--or if a nearby mountain stream became obstructed and the collected water were suddenly released. Storm runoff generated within the City of Arvin is collected and transported mainly by streets. The 160 acre Jewett Square area drains to an existing stormwater sump, located near Comanche Drive and Bear Mountain Boulevard. The vast majority of the remainder of the city drains to an existing stormwater sump located in Smotherman Park.

3.6.1 Effects of Community Development

A drainage master plan was recently adopted (1986) and implemented. As the city develops and follows its drainage guidelines, the existing and future needs should be met and no significant impact will result from "standard" urban development.

3.6.2 Mitigation Measures

Proper expansion of new facilities to serve areas not presently developed will mitigate any drainage problems that will result from urban growth. The establishment and collection of storm drain fees will assure expansion and maintenance of the system. In addition, the Conservation and Open Space Elements of the Arvin General Plan include policies outlining the establishment of open space area which would facilitate drainage by minimizing runoff and providing a storage area for potential flood waters.



system is composed of collection lines up to 15" in diameter with an 18" interceptor line that carries the effluent to the sewage treatment plant located one mile south of the City Limits (See Map 6). The present estimated daily flows for the treatment plant are approximately .6 Mgd (million gallons per day). The plant has a design capacity of .8 Mgd. Refuse collection is provided by the City of Arvin, which maintains three refuse trucks with residential pick-ups twice a week and commercial pick-ups daily.

Public Facilities

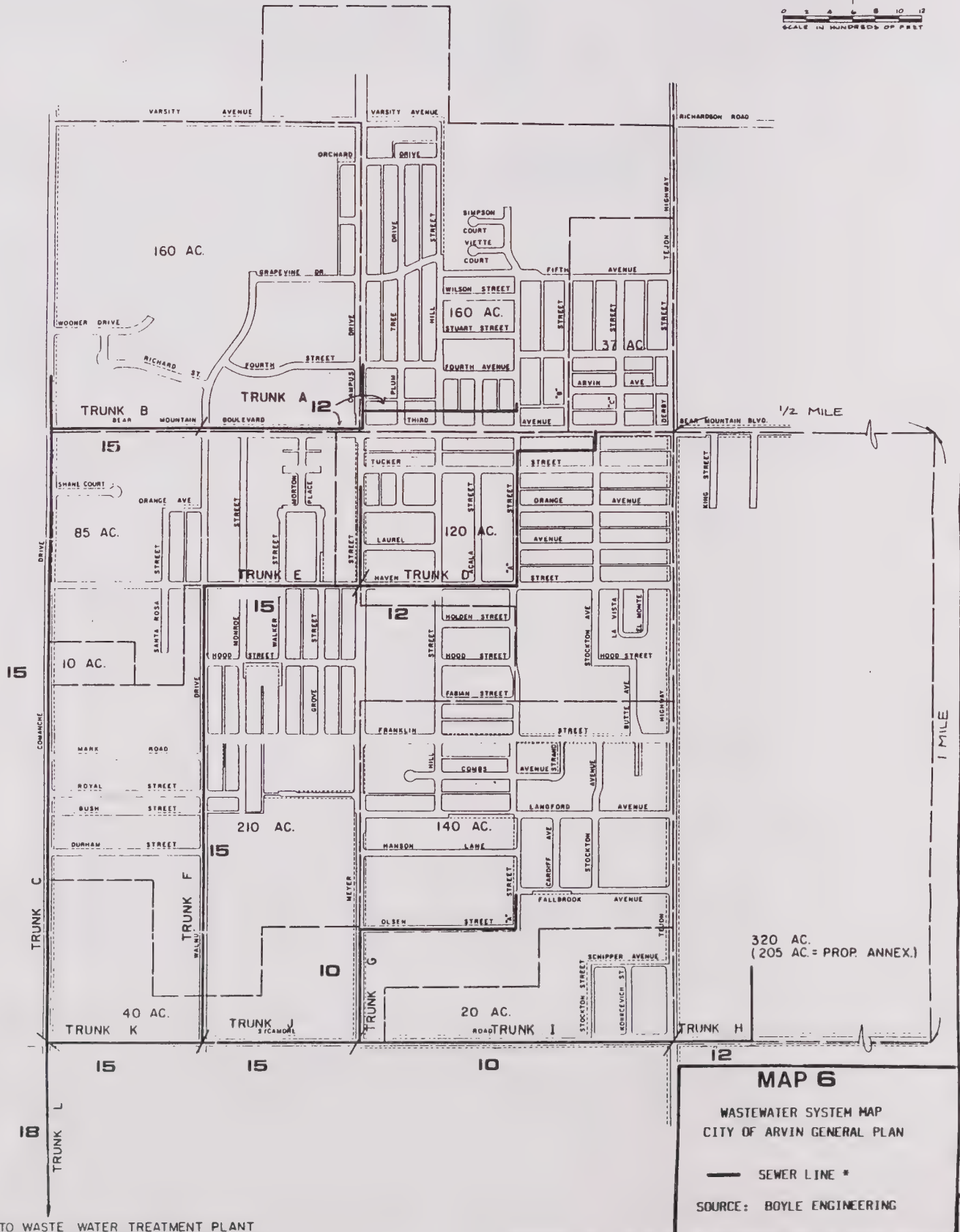
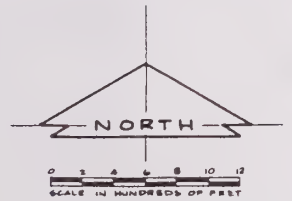
General Government: The City of Arvin provides the local governmental leadership in the City of Arvin. Arvin has a City Council/City Manager type government.

Police: Police protection to the Arvin community is provided by the City of Arvin. The local law enforcement staff is composed of 11 full-time law enforcement officers, 3 part-time officers, and 4 patrol cars. Law enforcement officers continually patrol the community. In addition, the City has mutual aid agreements with the Kern County Sheriff's Department and California Highway Patrol for certain assistance situations.

Fire Protection: The City of Arvin receives fire and emergency protection from the Kern County Fire Department. The County maintains a fire station (Station #54) located on the north sector of the community (See Map 4). Response time from the fire station to any location within the Arvin City Limits has been identified as 5 minutes. Presently the station is staffed by 3 full-time firemen in the Arvin Substation and a 12-person volunteer fire department staff for support services. A County Fire Department Battalion Chief provides management to the Arvin Substation in addition to 7 other substations in the area.

B. Land Use Issues

1. The City is currently undertaking steps to annex agricultural land into the City boundaries. A considerable amount of land within the existing City boundaries remains undeveloped. Continued annexations may influence higher cost for City services and facilities.
2. Redevelopment of deteriorating areas of the community is another important issue. Several commercial uses within the Bear Mountain Boulevard commercial core, as well as several large residential neighborhoods throughout the City of Arvin, have declined in terms of



TO WASTE WATER TREATMENT PLANT

* SEWER LINE DIAMETERS ARE MEASURED IN INCHES

physical quality and economic activity during the past decade. Finding economic resources to enhance and maintain these areas can be socially and economically advantageous to the City of Arvin.

3. Once adopted, the City of Arvin General Plan can be an effective tool in guiding future development and management of local resources; however, the goals and policies of the Plan must be enforced and the recommended action programs within the Plan should be implemented. Disregarding or non-enforcement of the adopted General Plan can result in numerous land use conflicts, hazards, safety problems, and excessive cost.
4. As population growth and development occurs throughout the entire City, costs for providing services to meet the needs of present and future residents increases. As local government is continually being faced with reductions in Federal and State revenue basis to provide for infrastructure and public services, new funding possibilities and wise management of public services must be encouraged.
5. Wise utilization of land is important to promote land development efficiency and reduce construction costs. The cost for construction appears to be continually increasing. This cost will be ultimately borne by the consumer whether it be for residential, commercial or industrial purposes. Higher unnecessary costs may be detrimental to the local tax base.
6. Valuable prime agricultural land is continually being lost through the expansion of urban development. The reclassification of prime agricultural land into an urban use must be seriously reviewed as this significant resource continues to diminish.
7. Situations in the City presently exist where inappropriate land use patterns adversely affect each other. This results in the physical deterioration or loss of economical activity on one or both of the properties. Careful placement of land uses is necessary to avoid long term conflicts and to produce a workable and well functioning land use pattern through the City.
8. Several land parcels in the City do not possess legal access points to allow for proper development. In addition, several existing residential uses are provided circulation access through improper

transportation routes (i.e., alleys). Due to these irregularities, the lots cannot be utilized to their best potential. The City must formally establish strategies to appropriately resolve these inappropriate land use patterns.

9. Visual quality is an important asset to the City. A healthy appearance reflects a positive overall community image. The creation of an attractive physical appearance with unique design features can promote the prosperity of the Arvin community and can enhance the City's position to pursue economic development.

C. Growth Patterns and Development Direction

Growth in the City of Arvin has averaged 3% per year over the past eight years. This pattern can be expected to remain at this level over the life of this plan.

Past growth has occurred in inconsistent patterns in the City. AS such there is a need to fill in areas that have been skipped over. This leap frog developement has affected land values in many areas of the community. Strategies must be developed to remedy this situation in order to protect the rich agricultural land which surrounds Arvin.

Arvin can be expected to grow in a southeasterly direction with the developement of the Sycamore Canyons Golf Course. Care must be taken in allowing developement of this area so as to keep the cost of necessary service down.

Other areas that can be expected to experience growth are located in the northern sections of the community. This pattern is consistent with the natural progression of anticipated growth in Arvin.

D. Land Use Goals and Objectives

- 1.0 Provide an appropriate planning (Policy) mechanism for addressing the long-term physical, economic, and social growth needs of the Arvin community.
 - 1.1 The City of Arvin General Plan shall be adopted and maintained by the City on a continuous basis to insure the continual appropriateness and effectiveness of the planning document.
 - 1.2 The City of Arvin shall review existing City Ordinances and standards which will enforce or complement the results and intent of the adopted General Plan.
- 2.0 Promote orderly development of the community so that effective future growth and the efficient expansion of infrastructure can occur.
 - 2.1 Establish an appropriate and realistic sphere of influence for the City of Arvin which properly reflects the community's overall jurisdictional and review area.
 - 2.2 Implement an annexation program that encourages an orderly and systematic process for growth of the Arvin urban area.
 - 2.3 Promote development while protecting the character of existing neighborhoods and minimizing economic costs for community residents.
 - 2.4 Establish a viable commercial core for the City of Arvin.
- 3.0 Discourage the continuation of incompatible land uses and haphazard development in order to prevent existing and future land use conflicts.
 - 3.1 Identify environmental constraints on industrial development and develop methods to facilitate compliance.
 - 3.2 Reconcile existing conflicting land uses and prevent future incompatible land uses by establishing adequate interface among conflicting uses and functions.
- 4.0 Promote the wise urban expansion and protection of the area's natural resources in order to manage the land in a manner that is sensitive to the opportunities and constraints within the community's environmental, social, and public infrastructure resources.

- 4.1 Establish a realistic sphere of influence for the City of Arvin.
- 4.2 Define existing development controls which can be more effectively used to guide future development.
- 5.0 Develop an idealized concept of what the community should evolve into and develop appropriate strategies to guide desired future changes.
 - 5.1 Assess the feasibility of establishing new public facilities or improvements that could promote or enhance the community's identity.
 - 5.2 Develop comprehensive programs for attracting new and appropriate industries and employment bases.
 - 5.3 Promote awareness of the historical and cultural amenities of the Arvin community.

Land Use Policies

- 1.1.1 The City of Arvin General Plan should be updated as needed and in accordance with State Law.
- 1.1.2 The General Plan shall be subject to a major policy and plan review every five years to insure internal consistency and conformance with State and Local Statutes.
- 1.1.3 Identify land uses in specific future growth areas and designate them on the General Plan map and on any future Specific Plan maps.
- 1.2.1 The City of Arvin shall continually review the existing zoning ordinance and revise, as necessary, to insure consistency with the adopted General Plan.
- 1.2.2 New ordinances should be drafted and adopted, as necessary, to enforce the policies established in the City's General Plan and more clearly define the General Plan's intent.
- 1.2.3 Existing City development-related ordinances and policy manuals, abatement procedures, recreational and infrastructural documents should be reviewed and revised to bring consistency with the adopted General Plan.
- 1.2.4 Adopt a new or revised zoning ordinance to support changes resulting from the new General Plan, including the requirement for extensive design review.
- 2.3.1 Encourage rehabilitation of the downtown core as new commercial areas are introduced into the community.
- 2.3.2 Identify and utilize low-cost renovation and rehabilitation programs, such as low-interest home improvement loans and cost sharing for commercial facade modernization.
- 2.3.3 Utilize grants and low-interest loans to rehabilitate the older housing stock in the community.
- 2.3.4 Encourage development which will infill the vacant parcels scattered throughout the City.
- 2.4.1 Identify the area of jurisdiction for the new Central Business District (CBD) by focusing on the commercial core area of the City along Bear Mountain Boulevard from Comanche Drive to Derby Street.

- 2.4.2 Establish a viable commercial core in the City through the use of expanded housing and recreational opportunities.
- 2.4.3 Concentrate medium density residential uses adjacent to existing and future commercial and light industrial centers.
- 3.2.1 All incompatible land uses will be abated where possible.
- 5.1.1 The City of Arvin shall investigate the possibilities of new revenue-generating sources for the City including the development of an airport.

E. Land Use Implementation Measures/Action Programs

The City of Arvin can utilize a variety of tools to carry out the intentions of the General Plan, including zoning ordinances, building regulations, and subdivision standards. If the goals and objectives of the General Plan are to be served effectively, the implementation programs must be adapted specifically to meet the needs of the local community.

This section identifies several implementation procedures, techniques, and action programs that should be used by the City of Arvin to effectively apply the Land Use Element Policies in a logical timeframe and sequence. The recommended timeframe identified with each program are categorized as: A - 1 to 5 years; B - 1 to 10 years; C - 1 - 20 years, and D - Continuously.

The Land Use Action Programs are as follows:

1. The City of Arvin should adopt and enforce the Land Use Policies, the Land Use Map, and the Standards of Development for its incorporated boundaries and its planning area. (A).
2. The City of Arvin Zoning Ordinance should be revised and modified to be consistent with the land use policies and goals cited herein. Increases in the zoning density should be proposed by the property owner only and not as a unilateral action. (A).
3. Zoning density increases granted by the Arvin City Council at the request of the landowner should be held valid for a two (2) year period. If development has not commenced in that period, the zoning shall revert to its original classification. An extension should be granted only if the owner can adequately demonstrate that development will proceed in twelve (12) months. (B).
4. Modification of the existing zoning designations to proposed uses and densities greater than permitted by Arvin General Plan will necessitate a change in the Plan. Changes to the General Plan are only permitted on four (4) occasions during any year. The criteria which should be utilized in evaluating the appropriateness of a General Plan change should include:
 - a. economic costs and benefits;
 - b. significant environmental effects;
 - c. compatibility with adjacent land uses;

- d. impacts on traffic and circulation systems;
 - e. adequacy of public service systems (i.e., sewer, water, police, fire) to accommodate the change;
 - f. impacts on long-term development phasing of the City (D).
5. All requests amending the General Plan shall be considered according to the policies and procedures established by the City Council and Planning Commission and must adhere to processing requirements under state guidelines (D).
6. The City of Arvin should encourage the application, adoption, and inclusion of Specific Plans (such as Planned Unit Development projects) in the General Plan to insure effective and efficient use of residential, commercial, industrial, or mixed development (D).
7. The City should initiate annexation feasibility analysis of areas within its planning area. Priorital preference should be given to land adjacent to City boundaries. When a proposed development is not contiguous to existing service areas, the City or the affected service distributor agency shall:
- a. identify the costs of providing service to the project;
 - b. identify the costs of the design improvements necessitated by the project as well as indirect costs to other property in the area;
 - c. assess the potential culminative impacts of the project on the entire community (D).
8. The City should pursue the expansion of public service, infrastructural systems, and socio-cultural systems as demand occurs. It must be demonstrated that sufficient revenue can be generated to support the system(s). Public service programs should include the following:
- a. Sewage Systems
 - 1) Expansion of service lines;
 - 2) Expansion of the treatment facility.

b. Water Systems

- 1) Expansion of service lines;
- 2) Construction of new water wells to accommodate the water needs of the existing and future population;
- 3) Exploration of new processing and filtration techniques to reduce water quality hazards.

c. Energy Systems (Electric, Gas)

- 1) Expansion of service lines;
- 2) Implementation of and encouragement of energy conservation measures;
- 3) Expansion of generation systems.

d. Roads, Highways, and Transit

- 1) Development of and expansion of systems consistent with the policies and programs of the Circulation Element;
- 2) Development of new modes of travel;
- 3) Encouragement of reduced vehicle miles traveled.

e. Communication (Telephone)

- 1) Expansion of service lines.

f. Solid Waste

- 1) Expansion and development of solid waste removal routes;
- 2) Construction of new County landfill as required.

g. Civic and Cultural (museums, libraries, performing arts, etc.)

- 1) Expand as sufficient revenue is available;
- 2) Disperse in proximity to the user community;
- 3) Establish a civic center area as the focal point of community activity, incorporating libraries, museums, meeting rooms, and other appropriate facilities.

- h. Public Safety (Police and Fire)
 - 1) Expand the personnel and facilities as required;
 - 2) Disperse throughout the community to meet the needs of the residents;
 - 3) Establish fire sub-stations to adequately protect the residents from fire hazards.
- i. Health Services
 - 1) Expand the personnel and facilities as required;
 - 2) Develop a systematic service delivery system, and as appropriate, mobile treatment units;
 - 3) Provide emergency health care services.
- j. Recreation
 - 1) Expand consistently with the policies and programs of the Recreation component of the Open Space Element(D).
- 9. The existing sign ordinance should be reviewed by City staff for possible revision in order to promote signage consistency and aesthetic appearance, especially along Bear Mountain Boulevard (B).
- 10. The City Subdivision Standards and the City Subdivision Regulation Ordinance must be reviewed to insure consistency (B).
- 11. The City should establish architectural and design standards for all classes of commercial and industrial development in the City. This review shall include:
 - a. siting of structures and building coverage;
 - b. mass relationships of structures to the site and other structures;
 - c. building form and height;
 - d. color;
 - e. materials (structure and facade);
 - f. signage;
 - g. landscaping;
 - h. parking and access;
 - i. paving;
 - j. general design quality.

The development projects will be reviewed by an informal committee composed of the City Building Inspector, City Planner, City Engineer, and City Manager (B).

12. All off-street parking, curb designs and development design standards should adhere to the City of Arvin's Improvement Standards Manual dated April, 1987 or a more current version thereof (A).

F. Land use Classifications and Standards of Development

An important feature in the long-term integrity of the City of Arvin General Plan is internal consistency between the land use plan map and the General Plan text. Although areas throughout the city and planning area have been given designations on a map, the land use text must complement the designations by establishing the criteria for each land use.

Classifications of use depicted on the land use plan map are general and each encompasses a range of discreet uses. The mechanism which precisely defines the type of use which may be accommodated on any parcel within the general allocations of the Land Use Plan is the Zoning Ordinance. While one is general and the other specific, the Land Use Plan and the Zoning Ordinance must be internally consistent. The following outlines the types of use which may be accommodated by the Land Use Plan designation within the Land Use Element. In addition general standards of development are also specified.

RESIDENTIAL

Classifications

Estate Residential: Very low density. A maximum of one dwelling unit per 1-1/4 acre. (Map Code 1.1).

Low Density Residential: Low density. One to 5 dwelling units per gross acre. (Map Code 1.2).

Medium Density Residential: Allows for single-family and multi-family residential development. Six to 16 dwelling units per gross acre. (Map Code 1.3).

Standards of Development

1. Density designations do not imply a dwelling unit type (e.g. 5 dwelling units per gross acre is developed for single family units); rather, the density indicated refers to the average number of units which may be accommodated regardless of type or mix.
2. Clustering and a mixture of unit types is encouraged, according to the following conditions:
 - a. Open space is classified as a "non-buildable" area, available for recreational use and aesthetic relief;
 - b. The development complies with the City's Planned Unit Development guidelines; and
 - c. There are no adverse impacts on adjacent properties.
3. Housing density should not exceed 16 dwelling units per gross acre.
4. Mobile homes should be situated in a manner compatible with adjacent structures.
5. Energy conservation techniques, methods and materials will be strongly encouraged.
6. Individual sewage on lots larger than 2-1/2 acres shall be subject to approval by the Kern County Health Department, the Arvin Community Services District, the Regional Water Quality Control Board, and the City of Arvin where individual sewage disposal system are proposed.

7. Primary access must be from secondary, collector and local streets. Access from major streets or major highways should be considered only when special design features are included.
8. Neighborhood commercial uses limited to convenience goods and services may be allowed within any residential designation. The consistent zoning shall be C-1:P-D (Neighborhood Precise Development-Plan).

COMMERCIAL

Classifications (Map Code 2).

General Commercial: a broad spectrum of uses fall into this category, including the traditional concepts of "community", "neighborhood", and "highway-oriented" commercial. These may include supermarkets, small clothing stores and gift shops, shoe stores, drug stores, fast-food facilities, restaurants, professional offices, automobile service and gasoline supply, banks and savings and loan establishments, professional offices, medical offices and clinics, motels and hotels, cleaners and laundries, movie theaters and entertainment facilities, automobile sales, and other similar functions.

Standards for Development

1. Lot sizes for general commercial may vary depending on adjacent land uses and the type of commercial use being proposed. Minimum area for general services commercial is one acre.
2. If a commercial designation has not been depicted on the land use map, a designation for a commercial use can be considered if the proposed area meets all of these requirements:
 - a. The site must be 5 acres or larger.
 - b. The site is located at the intersection of major streets, secondary streets, or local collectors.
 - c. There are no additional commercial uses that exist or are planned within a 1/4 mile radius.

3. All commercial development will require a site review by city staff to evaluate project's relationship to community scale, architecture, and compatibility with the surrounding uses.
4. Commercial properties should be divided in accordance with the State Subdivision Map Act and the City of Arvin Subdivision Ordinance.
5. Proper barriers, including walls, berms, and landscaping should be provided where necessary to enhance the visual quality of the site from non-conforming uses or unsightly areas.
6. Adequate off street parking must be provided according to City Ordinance.
7. Vehicular oriented commercial development should be situated in appropriate areas with efficient accessibility that does not conflict with traffic movement patterns.

INDUSTRIAL

Classification

Light Industry: Low intensive industrial use. Emphasis will be on minimal nuisance or pollution to other uses within the area and to adjacent districts. Examples of permitted uses under this land use designation include warehousing and storage, research and development facilities, limited manufacturing and other compatible uses. (Map Code 3.1).

Heavy Industry: Intensive and exclusive industrial use. Operations and activities may be incompatible and hazardous to surrounding uses. It should be designated in areas having "non-sensitive" uses. Because of its intensive nature, heavy screening and landscaping should be used. Mitigating measures should be taken to preserve regional air quality. (Map Code 3.2).

Standards of Development

1. Uses approved by the City must be consistent with the intent and purpose of the designated industrial categories.
2. Adequate water and sewage supplies must be available.

3. Buffering and landscaping techniques should be emphasized to mitigate visual and acoustical hazards.
4. All industrial development should be reviewed by City staff regarding the project's relationship to community scale, architecture and compatibility with surrounding uses.

PARKS

Classification (Map Code 4).

Public Parks: Outdoor recreation land. Existing parks are specifically delineated; future parks are depicted symbolically.

Standards of Development

1. Existing uses: Locations are established.
2. Future Uses: Specific park locations are not situated on the land use map unless the property is publicly owned. The locations shall correspond to the direction and extent of residential growth.
3. The siting of new park areas within the City should be located no farther than 1/2 mile from residential or from existing recreational park sites as per standards established by the National Recreation Association.

PUBLIC FACILITIES

Classification (Map Code 5).

Public Facilities: Uses in the public ownership would include governmental administrative facilities (City and County), police and fire stations, community centers, arts and cultural facilities, museums, libraries, and other like functions.

Standards of Development

1. Existing facilities: Locations are fixed.

2. Future facilities: Unless property is publicly owned, the location of future public facilities is not depicted on the Land Use Map. Their location will be variable, as they should be dispersed throughout the City to efficiently serve the residents.

SCHOOLS

Classification (Map Code 6).

Schools: Uses include public and private schools. Existing schools are specifically delineated, future schools are represented symbolically.

Standards of Development

1. Existing elementary and high schools: No flexibility.
2. Proposed educational facilities: Variable. The precise location is a function of population necessity to support the facility; i.e., the frequency of schools is related to the residential density and characteristics of the household (number of children).
3. They should be centralized relative to neighborhoods that they serve; and
4. They should be located on major or secondary streets.

PLANNED UNIT DEVELOPMENT

Classification (Map Code 7).

Planned Unit Development (PUD): This land use designation provides development in which buildings, land use, utility systems, circulation facilities, and open space are wisely integrated in an overall design. The total parcel is a unit to be developed rather than the development of a single lot.

Standards of Development:

1. A PUD is implemented to provide a flexible design and development plan for a project.
2. PUD allows for placement of buildings on land without exact adherence to conventional subdivision development.

3. Combinations of uses that can be designed and implemented include residential-commercial; residential-commercial-industrial; commercial-industrial; and other combinations as deemed appropriate by the City Planning Department.
4. PUD site plans must be submitted for review and approval by the City Planning Department, City Engineer, and other designated entities involved in the special design site review process.
5. Formulation of an effective PUD design should incorporate the following factors:
 - a. Circulation patterns reducing travel within the project site.
 - b. Emphasis on common open space areas. These areas may be utilized for passive open space use (walkways-landscaped areas), as well as active open space areas (bicycle paths, basketball/tennis facilities, jogging trails).
 - c. Emphasis on energy and resource efficiency.
 - d. Emphasis on aesthetic and attractive environment.
6. All proposed planned unit developments should adhere to PUD requirements in the Arvin Zoning Ordinance, as well as other adopted city and related committee ordinances and standards.
7. The density proposed in any PUD project shall not exceed the density indicated in the medium density residential land use designation (16 units per acre).

AGRICULTURE

Classification (Map Code 8).

Agriculture: Areas devoted to agricultural production or agriculture-related use. This designation also refers to lands identified as having natural resource amenities or characteristics.

Agricultural uses can include irrigated crops, graze land, rangeland, and woodlands. Resource uses can include, but are not limited to, mineral extraction, special resource reserve areas for the preservation of sensitive environmental areas or areas with rare wildlife habitat.

Standards of Development:

1. Minimum parcel size shall be 20 acres gross area.
2. Lands designated as agriculture which are presently under the Williamson Act Contract should have a minimum parcel size of 80 acres until such time as the contract is cancelled. After the contract cancellation, the minimum parcel size will become 20 acres.
3. Agriculture and other agricultural related uses will be considered very compatible uses with resource activities, including petroleum extraction until such time oil activities become too intensive to enable other land use activities to continue.

SECTION V. CIRCULATION ELEMENT

Introduction

The Circulation Element addresses the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities related to the street and road system. This element provides for the linkage of land uses depicted in the Land Use Element, and must be correlated with the densities and intensities of use described in that element. The Circulation Element also provides a means for addressing local circulation in a regional context. This allows for consideration of both city needs and the needs of the county and state circulation systems.

A. Existing Circulation System

A total of approximately 37.5 miles of service streets identifies the existing street network within the City of Arvin. These streets are classified according to their size and function ranging from local streets carrying the lightest amount of traffic to major streets and highways carrying the heaviest loads (See Map C). These street classifications are better described in the Circulation Definition section of this element.

The basic street network in Arvin consists of a regular grid system with one mile spacing between major streets. Secondary streets are planned for construction at half mile spacing intervals. Local streets generally follow the rectangular grid system and are designed according to need and feasibility.

The only exception to the grid system format is the internal circulation system for Jewett Square, a large planned unit development project located in the northwest sector of the community. The new subdivisions within the 160-acre project site possess a more modern circulation network, which includes curvilinear streets, cul-de-sacs and knuckle streets.

The most heavily travelled route in the City of Arvin is Bear Mountain Boulevard, which is also recognized as State Highway 223. This major highway and major street, which runs in an east-west alignment, carries approximately 7,000 vehicles per day through the city. Comanche Drive, Derby Street (Tejon Highway), and Sycamore Road are also identified as Major Streets within the Arvin street system. Comanche Drive and Derby Street run in north-south alignment while Sycamore Road runs in an east-west direction. All four identified streets are located on section lines.

Another important street within the Arvin street system is Meyer Street/Campus Drive. It is identified as a Secondary Street in the circulation plan. It is the primary north-south street in the city. Meyer Street is located south of Bear Mountain Boulevard, while Campus Drive is located in the same alignment to the north.

Vehicular traffic into Arvin is primarily derived by utilizing State Highway 223, Bear Mountain Boulevard. State Highway 223 connects with State Highway 99 10 miles west of the City of Arvin, while State Highway 58 links with this road approximately 11 miles to the east. Another major thoroughfare into the City of Arvin is accessed through Comanche Drive from Highway 58 to the north. State Highway 99 is recognized as the primary truck route into the San Joaquin Valley, while Highway 58 links the central valley with the desert region to the east. In addition, Interstate 5, which runs in a north-south alignment 20 miles to the south, provides linkage into the Arvin vicinity via the Highway 99 connecting roads.

Another interesting aspect of the circulation system in Arvin is the use of alleys. Alleys have been historically used as primary roads to illegally established residential lots. As the City began to develop, the utilization of these alleys increased as additional homes were constructed along the alley alignment. The continued use of alleys as primary streets is hazardous and may pose traffic safety problems as the travelling area is very limited. The location of these mis-appropriate street types is generally located in the southwest sector of the Arvin community.

An interesting feature relating to the Existing Circulation System is that several streets do not have curb, gutter, or sidewalk improvements. The lack of these road improvements may potentially cause traffic safety problems, especially during winter months. With the exception of the circulation problems identified in this section, as well as those mentioned in the Circulation Issues section, the existing street network is able to support present travel needs without a significant amount of congestion. However, if the City of Arvin intends to continue providing an efficient circulation system for future residents, an appropriate circulation plan which blends with land use development, must be designed.

Truck Traffic:

Presently there are no designated truck routes in the City of Arvin. However, because of the improved road conditions of the major streets and major highways, trucks tend to use Bear Mountain Boulevard, Comanche Drive, Derby Street, and Sycamore Road for their routing purposes. A minimum amount of truck travel also occurs on Meyer Street/Campus Drive.

Bicycle Facilities:

The City of Arvin does not presently maintain any designated bicycle routes within the City, although some of the existing streets, namely Meyer Street/Campus Drive and Bear Mountain Boulevard, are able to accommodate designated bicycle lanes.

Rail Traffic:

Rail traffic to the Arvin community is provided by the Atchison-Topeka/Santa Fe-Southern Pacific Railroad Lines. Santa Fe Railroad and Southern Pacific Railroad alternate control of the Arvin line each year. The railroad tracks are located on the eastern portion of the community along the Derby Street alignment. The rail service into Arvin is identified as the end line, which terminates in the City of Arvin. Rail service is seasonal due to the agricultural character of the area. Freight trains are the only type of rail service in the area.

Public Transportation

The City of Arvin provides public transportation to the Arvin community through the Arvin Transportation Service. The Arvin Transportation Service maintains three vans which include two vans that can accommodate 6 passengers with a wheelchair passenger capability, and a 13-passenger van. This program, which is funded by the Transportation Development Act (TDA) provides a variety of Dial-A-Ride Programs in the vicinity. One program provides public transportation throughout the community on a continuous daily basis. Another program provides public transportation services to Arvin and the surrounding vicinity in 2-hour intervals. The third program provides public transportation from Arvin to Bakersfield twice a day. Special rates are provided to accommodate Senior Citizens and handicapped individuals.

B. Circulation Issues

1. Circulation flow is interrupted due to the existing placement of railroad tracks. Safety protection from man-made or natural hazard occurrences is reduced due to the location of the Santa Fe-Southern Pacific Railroad tracks, which are located on the east portion of the city. Safety and emergency vehicles (police, fire and ambulance) are hindered from reaching their intended destinations by periodic train movement. This same situation may also cause vehicular congestion problems in the future as the city grows.

2. As the city is projected to expand in both area and population, it is assumed that vehicular movement will also increase. New residential areas, new industrial and employment bases, and expanded commercial development will be located throughout the city as growth continues. It will be essential that an efficient transportation network to these primary destination points be provided throughout the entire city.
3. The commercial development in the downtown area is impaired by the lack of a parking development program. The downtown area possesses no integrated parking or circulation plan which allows for an efficient flow and user accessibility. The development of a comprehensive parking program should provide effective circulation and increase economic activity in this area.
4. The circulation system within the Arvin community has not been effectively implemented and there are several transportation inconsistencies throughout the community. The lack of a comprehensive circulation network has limited the effectiveness of the local street network as a whole. As the city continues to develop, the existing system should be corrected to prevent further degradation of the circulation system.
5. At the present time, there is no formal system of pedestrian and bicycle paths. As energy efficient modes of transportation, these two transportation sources, as well as other alternate sources, should be considered and integrated into the overall circulation plan.
6. Traffic circulation in the Bear Mountain Boulevard corridor has been inhibited by inconsistent commercial development along the frontage of this road. Conflicts between local traffic and through traffic have increased and will continue to increase as the community develops in the future.
7. Safe truck routes and the movement of industrial or hazardous materials should be integrated into the overall circulation plan. The safe transport of these heavy and sensitive goods is an important factor in the local street network to ensure the protection of the Arvin residents.

8. Large land parcels in the vicinity of Sycamore Avenue lack adequate internal circulation, which hampers traffic movement in the area. Many of the lots in the area are "land locked" with no legal access to promote the proper development of the sites. An effective circulation strategy should be provided to ensure the efficient development of the area.
9. In portions of the Arvin community, alleys are used as streets to residential dwellings. There is inadequate room for driving and parking and subsequently creates an unsafe circulation condition. The use of alleys as primary streets should be prohibited and a more appropriate street pattern developed to accommodate the existing residential development.

C. Circulation Demands and Travel Patterns

It is expected that the circulation system within the City of Arvin will develop according to the existing grid plan format. Bear Mountain Boulevard is expected to be the primary vehicular route within the City, as well as into the community. Comanche Drive is expected to play a greater role in providing vehicular accessibility into the city. As urban expansion occurs in the southern portion of the community, and the anticipated annexation areas develop, Sycamore Avenue will become a primary east-west travel route. The continued development of industrial land use activities in the east and south portions of the community will require the further expansion and usage of Derby Street. Campus Drive/Meyer Street should continue to develop as a secondary street, connecting primary destination nodes in the north (i.e., Arvin High School, Jewett Square) with future residential developments in the southern portion of the community.

If the General Plan is properly implemented, the use of alleys in the Arvin Circulation System is expected to be discontinued as primary travel routes. New streets, which provide appropriate and adequate right-of-ways, should be developed to improve traffic safety conditions for both the vehicles and the pedestrians. In addition, plans should be provided to develop curb and gutter improvements, including street lighting, throughout the entire community on a continuous basis. According to the City Engineer, most of the streets and roads in the Arvin area are in good paved condition, although modest improvements and maintenance are expected in the future.

Rail service is not expected to increase in the future, even if population growth and urban expansion occurs within the community. The possibility of bicycle and pedestrian paths can be viable energy efficient travel modes for present and future residents. The possible implementation of these alternate travel modes should be considered by the City of Arvin as part of the overall circulation plan.

D. Circulation Definitions

A circulation system is needed to provide adequate movement of people and goods. "Streets", a component of the circulation system, generally refers to an improved facility used for vehicular traffic. Various street types have different purposes and functions. The function of a street usually dictates its size and location.

Highway

This street type is designed to allow efficient movement of large volumes of through traffic across the city. Highways are normally intended for high speed travel and utilize a minimum of two lanes travelling in the same direction. It can be a state highway or a major thoroughfare used to connect the city with other parts of the county. The minimum right-of-way (R.O.W.) should be established at 110'.

Major Street

A major street is designed to carry heavy volumes of traffic through various sectors of the city. It provides circulation from major activity centers to residential areas. This street right-of-way (R.O.W.) should be a minimum of 110'.

Secondary Street

The secondary street is used to provide moderate volumes of traffic through the city. Its traffic capacity is less than a major street, but larger than that of a local collector. The minimum right-of-way for a secondary street should be 90'.

Collector Street

This street is used to provide traffic movement between major and secondary streets and local streets. Its primary function, that of funneling traffic from local residential streets to heavier circulation routes, prevents the local collector streets from forming a continuous system. This track design will discourage the people from using the collectors as major streets. The minimum right-of-way for local collector should be 60'.

Local Street

This street is designed to provide direct access to residential sites, commercial businesses, and abutting land. Through traffic movement should be discouraged on local streets, as they are intended to handle only limited traffic. The right-of-way should be established at 50'. Existing sub-standard development areas shall have designated one-way directional access for streets with less than 60' right-of-ways (R.O.W.)

Alley

This street type is designed to provide secondary access, not primary access to residential, commercial or industrial property. Minimum right-of-way for an alley should be 20'.

E. Circulation Goals and Objectives

- 1.0 Define a local circulation system which will complement and reinforce improved patterns of land development and satisfy the total travel needs of the community.
 - 1.1 Establish a downtown parking program to develop off-street parking facilities and regulate on-street parking.
 - 1.2 Provide adequate rail and truck access to all industrial areas so as to facilitate industrial development and minimize adverse impacts on other nearby land uses and circulation systems.
 - 1.3 Encourage the reduction of unnecessary travel by conscious location of compatible lands.
 - 1.4 Encourage and provide for a variety of transportation modes throughout the community.

- 1.5 Define the function of the Bear Mountain Boulevard so as to best address the needs of both circulation and community development.
 - 1.6 Incorporate Bear Mountain Boulevard as the focus of efforts to renovate the downtown area by the Central District Improvement Agency.
 - 1.7 Develop new parking facilities in the downtown area in a manner which encourages other downtown improvements.
 - 1.8 Develop the standards and criteria for both on- and off-street parking in the downtown area. Off-street parking should be designed and landscaped to enhance the visual character of the downtown area.
- 2.0 Establish a safe and efficient circulation system that provides adequate access throughout the community and linkages with other destination points in the region.
 - 2.1 Promote traffic safety throughout the entire street network of the community.
 - 2.2 Provide for the efficient movement of goods and people into and throughout the community.
 - 2.3 Establish safe and efficient circulation routes for safety and emergency purposes.
 - 2.4 Delineate future arterial and collector routes which will be necessary to serve projected land uses.
 - 2.5 Vacate or redesign local streets which do not effectively contribute to the circulation system.
 - 2.6 Improve the flow of arterial and collector circulation systems through proper use of traffic control systems.
 - 2.7 Develop standards to minimize impacts of rail and truck maneuvering near industrial areas on other urban land uses and circulation.
 - 2.8 Seek innovative ways to accommodate through traffic on Bear Mountain Boulevard while at the same time enhancing local traffic flows and downtown improvement.

- 3.0 Provide a circulation system that is energy-efficient, environmentally-sensitive, and cost-effective.
- 3.1 Establish a formal system of pedestrian and bicycle circulation, both for increased public safety and as a community asset.
 - 3.2 Provide safe and convenient public transit system that meets the needs of all the economic segments of the community.
 - 3.3 Provide mechanisms that minimize air pollution and noise pollution emissions generated by transportation modes to not exceed required standards.
 - 3.4 Designate adequate rail and truck access to areas designated for industrial use.
 - 3.5 Expand upon the provisions of the General Plan by preparing a city-wide bicycle and pedestrian pathways circulation plan.
 - 3.6 Develop an appropriate financing strategy to construct planned circulation improvements based on a cost-benefit factor.

Circulation Policies

- 1.1.1 Provide adequate parking facilities in the Central Business District (CBD) to accommodate the needs of the public.
- 1.2.1 Identify major industrial rail and truck access and maneuvering areas and protect through requirements for easement acquisition.
- 1.3.1 Provide adequate parking areas at activity centers along major arterials.
- 1.4.1 Future circulation systems will be designed to reduce the amount and need for vehicular travel.
- 1.5.1 Improve east-west circulation in the City by facilitating through traffic on Bear Mountain Boulevard, providing alternative access to off-street parking, and routing industrial traffic to Sycamore Road.
- 1.7.1 Include parking as a key program to be undertaken by the Central District Improvement Agency in revitalizing the central city area.
- 1.8.1 Coordinate the landscape design of parking areas with an overall streetscape theme for the central city area to provide a unified and visually pleasing downtown.
- 2.1.1 Minimize conflicts between vehicular, pedestrian, and bicycle traffic by establishing and properly identifying bicycle and pedestrian paths and ways.
- 2.1.2 Handicapped parking areas shall be required of all commercial and public facilities, and shall be properly identified and enforced.
- 2.1.3 Carefully design ingress and egress to shopping centers and employment centers to minimize traffic hazards.
- 2.1.4 Minimize hazardous encounters among all transportation modes by utilizing special safety techniques and precautions at intersecting points.
- 2.1.5 Prepare and maintain a comprehensive circulation plan to insure traffic safety and traffic efficiency.

- 2.1.6 Provide for the safe use of all circulation systems by the handicapped through the imposition of design standards that recognize their needs.
- 2.2.1 Residential circulation access should be designed to prevent or inhibit through traffic.
- 2.2.2 Adequate rights-of-way shall be protected to provide proper circulation for future planned development.
- 2.2.3 Integrate the City's circulation system with the regional transportation system.
- 2.2.4 Insure coordination of the circulation system with the City's Land Use Element.
- 2.2.5 All commercial and industrial uses shall be required to provide adequate off-street parking as a condition of new or expanded operations.
- 2.3.1 Establish adequate plans to insure effective police and fire protection to all parts of the City.
- 2.3.2 Designate Bear Mountain Boulevard/and State Highway 223 as vehicular evacuation routes out of the City.
- 2.3.3 Coordinate City's evacuation routes with State and County Government Plans.
- 2.4.1 Pursue alternatives for the development/redevelopment of Derby Street.
- 2.5.1 Costs of new streets and roads shall be paid by the development which will benefit from them.
- 2.6.1 Direct residential access (driveways) will not be permitted off of collectors or arterials.
- 2.7.1 Coordinate signalization, routing, parking access, and other traffic control measures to relieve congestion at major arterial intersections.
- 2.8.1 Continue to work with CalTrans to resolve conflicts over easements, rights-of-way, encroachment, and signage along Bear Mountain Boulevard.
- 3.1.1 Encourage bicycle routes along less intensive vehicular paths.

- 3.1.2 Develop and maintain a complete and safe bicycle circulation system which is located in separate rights-of-way or physically separated from automobiles, wherever feasible.
- 3.1.3 Require provision for safe bicycle circulation in all new development, including the consideration of bicycle parking facilities and internal bicycle/pedestrian routes.
- 3.1.4 Establish criteria and siting requirements for bicycle parking areas.
- 3.2.1 Improve accessibility to Arvin via air, rail, bus and motor vehicle.
- 3.2.2 Public parking areas in the downtown area will be sited so as to encourage use of public transit and car/van pooling.
- 3.2.3 All commercial and industrial uses shall be required to provide adequate off-street parking as a condition of new or expanded operations.
- 3.5.1 Establish a program to complete a pedestrian circulation system and continue to investigate and pursue possible funding sources for the acquisition, development, and maintenance of paths and trails.
- 3.6.1 Seek new and effective programs for financing construction or reconstruction of curbs, gutters, sidewalks, and street systems.

F. CIRCULATION IMPLEMENTATION MEASURES/ACTION PROGRAMS

This section identifies several implementation procedures, techniques, and action programs that should be used by the City of Arvin to effectively apply the Circulation Element Policies in a logical timeframe and sequence. The recommended timeframe identified with each program is categorized as: A - 1 to 5 years; B - 1 to 10 years; C - 1 - 20 years; and D - Continuously.

The Circulation Action Programs are as follows:

1. The City of Arvin shall continue to utilize existing funding sources from federal, state, and county programs to finance various transportation development and maintenance projects approved by City Council (D).
2. The City shall continue to explore new and innovative funding sources and programs at the federal, state, region, and local levels to aid in the implementation and operation of various transportation projects and programs (D).
3. All proposed public works projects initiated and approved by the City must be consistent with the Arvin General Plan (D).
4. The City shall consider offering incentives to encourage increased usage of the Arvin Transportation Service Dial-A-Ride system. Possible incentives include the lowering of Dial-A-Ride passes or offering new types of passes to commuting passengers (D).
5. The Arvin Police Department should sponsor bicycle education programs to promote good bike-riding practices and to increase bike safety. Areas that should be emphasized are bicycle maintenance, riding skills, and understanding of the Vehicle Code (A).
6. Landscaping (i.e., shade trees and shrubs) and street furniture (i.e., benches, trash containers and water fountains) should be developed at strategic locations along Bear Mountain Boulevard to serve the pedestrian and to enhance this important thoroughfare into the City (B).
7. The City shall support the concept of a regional transportation system throughout the County of Kern. Furthermore, the City shall support any transportation plan prepared by the Kern County Council of Governments (Kern COG) or any other agency that would encourage and assist the City of Arvin in becoming a self-sufficient city (D).

8. As the City begins to develop, traffic improvements must be seriously considered. The City Engineer and the Public Works Director will be responsible to review the feasibility of various circulation techniques (i.e., channelization, stop signs, traffic lights) to improve the circulation pattern of the City (B).
9. The City of Arvin shall construct future streets and reconstruct existing streets to increase circulation efficiency throughout the community and to reduce traffic congestion on Major Streets and primary destination points. Priorital street projects to improve circulation in Arvin have been identified as:
 - a. Derby Street reconstruction between Sycamore and Bear Mountain Boulevard;
 - b. Meyer Street reconstruction between Bear Mountain Boulevard and Haven Drive; and
 - c. Sycamore Street expansion from Comanche Drive to Derby Street (C).
10. The City of Arvin shall seek the utilization of the following funding sources to improve transportation services to Arvin residents and to provide monies for present and future road projects:
 - Half-cent Sales Tax (SB-325).
 - Federal Aid Urban System (FAU).
 - Federal Highway Safety Act.
 - Grade Crossing Improvement Funds.
 - Gas Tax.
 - Transportation Development Act.
 - Section 18 - Urban Mass Transportation Act.(D).
11. The City of Arvin shall identify existing alleys within the community that are being utilized as primary circulation routes. The City Engineer and Public Works Director should make the necessary provisions to require one-way channelization on these routes to promote traffic safety and efficiency (A).

SECTION VI. NOISE ELEMENT

Introduction

The noise element of the Arvin General Plan sets forth the policies and standards for acceptable noise levels for different types of land uses within the community. Currently the major sources of noise in the local area are vehicular roadways, namely Bear Mountain Boulevard, and railroad sources, namely the Southern Pacific Railroad Line. Noise affects health and is recognized as a nuisance to society. Noise can cause serious physical and psychological effects. Ironically, most people are unaware that noise poses a threat to their health and well being. The State of California has recognized that the potential effects of noise can be hazardous and have subsequently required all cities to include a noise element in their General Plan.

A. Existing Noise Conditions

The Arvin area does not experience any excessive noise sources at the present time. Arvin residents are not generally experiencing any noise problems, especially with the prominence of agricultural open space surrounding the local community and the slow development/expansion of the city. In addition, the community possesses no major freeways or airport facilities and only has a modest amount of industrial development.

Transportation sources are the primary contributors of noise emissions. Bear Mountain Boulevard (State Highway 223) which bisects the Arvin community in an east-west alignment is the major vehicular route in the community carrying a traffic volume of 7000 ADT (Average Daily Traffic) at the present time. Bear Mountain Boulevard is identified as a major highway in the local circulation system. In addition, Comanche Drive, Campus Drive/Meyer Street, and Derby Road are identified as major circulation routes which subsequently contribute to noise levels in the area. Vehicular traffic feeds into these streets from collector and local streets within the community.

Another noise source is the Arvin Branch Railroad Line on the eastern portion of the Arvin community. The existing rail service is an end line which terminates in Arvin. Noise emitted due to this source is very loud and is intermittent throughout the year. Rail service along this segment of the Arvin Branch Railroad Line is seasonal due to its relationship with the local agricultural economy and is composed of freight cars.

Another acoustical source in the Arvin area are rural roads in the vicinity. Many vehicles, especially larger agricultural-oriented machinery, produce high noise emissions due to their function and purpose. However, because of their low traffic volume, their noise impact is weak.

Land use activities within the Arvin community are subject to minimal acoustic impacts at the present time. While no large stationary noise sources exist within the city, it is important to shield noise-sensitive uses such as hospitals, schools, and home care facilities from extensive noise generators.

Future Noise Conditions

As the Arvin community develops, the question of protecting the residents from adverse noise emissions becomes more complex. Increased housing development will create additional vehicular traffic and residential-related activities. This will generate higher noise levels throughout the community. Additional commercial and industrial activities will create additional vehicular traffic from employees and consumers, as well as suppliers and delivery personnel. The expansion of these two land use activities will create higher noise levels from the increased vehicular movement, particularly from larger trucks and delivery vehicles. The industrial sites may also create additional noise emissions from power generating machinery or heavy moving equipment. The anticipated increased noise levels will likely cause a greater nuisance or inconvenience to local residents as the community grows.

The existing Arvin Branch Railroad Line is not expected to expand in the Arvin area, which indicates no increased noise levels from this source. However, the primary vehicular routes in the community, namely Bear Mountain Boulevard, Campus Drive/Meyer Street, Comanche Drive, and Derby Road, will be carrying larger volumes of traffic, thus becoming established "noise corridors". In addition, local collectors such as Haven Street and Franklin Street will also become identified noise corridors as development occurs in the area.

Another possible noise source for the Arvin community is the possible siting of a municipal airport in the area. The introduction of airplanes for personal use and agricultural purposes would significantly impact the noise environment of the community, especially if it is situated in proximity to residential uses. However, as such a facility is still in the preliminary planning stages, discussion of possible acoustical impacts is moot until further information, including alternative sites, is provided.

Table 4

NOISE STANDARDS FOR LAND USE COMPATIBILITY - STATE OF CALIFORNIA

LAND USE CATEGORY	COMMUNITY NOISE EXPOSURE L _{dn} OR CNEL, dB					
	55	60	65	70	75	80
RESIDENTIAL - LOW DENSITY SINGLE FAMILY, DUPLEX, MOBILE HOMES						
RESIDENTIAL - MULTI. FAMILY						
TRANSIENT LODGING - MOTELS, HOTELS						
SCHOOLS, LIBRARIES, CHURCHES, HOSPITALS, NURSING HOMES						
AUDITORIUMS, CONCERT HALLS, AMPHITHEATRES						
SPORTS ARENA, OUTDOOR SPECTATOR SPORTS						
PLAYGROUNDS, NEIGHBORHOOD PARKS						
GOLF COURSES, RIDING STABLES, WATER RECREATION, CEMETERIES						
OFFICE BUILDINGS, BUSINESS COMMERCIAL AND PROFESSIONAL						
INDUSTRIAL, MANUFACTURING UTILITIES, AGRICULTURE						

INTERPRETATION



NORMALLY ACCEPTABLE

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.



CONDITIONALLY ACCEPTABLE

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.



NORMALLY UNACCEPTABLE

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.



CLEARLY UNACCEPTABLE

New construction or development should generally not be undertaken.

CONSIDERATIONS IN DETERMINATION OF NOISE-COMPATIBLE LAND USE

A. NORMALIZED NOISE EXPOSURE INFORMATION DESIRED

Where sufficient data exists, evaluate land use suitability with respect to a "normalized" value of CNEL or L_{dn}. Normalized values are obtained by adding or subtracting the constants described in Table 1 to the measured or calculated value of CNEL or L_{dn}.

B. NOISE SOURCE CHARACTERISTICS

The land use-noise compatibility recommendations should be viewed in relation to the specific source of the noise. For example, aircraft and railroad noise is normally made up of higher single noise events than auto traffic but occurs less frequently. Therefore, different sources yielding the same composite noise exposure do not necessarily create the same noise environment. The State Aeronautics Act uses 65 dB CNEL as the criterion which airports must eventually meet to protect existing residential communities from unacceptable exposure to aircraft noise. In order to facilitate the purposes of the Act, one of which is to encourage land uses compatible with the 65 dB CNEL criterion wherever possible, and in order to facilitate the ability of airports to comply with the Act, residential uses located in Com-

munity Noise Exposure Areas greater than 65 dB should be discouraged and considered located within normally unacceptable areas.

C. SUITABLE INTERIOR ENVIRONMENTS

One objective of locating residential units relative to a known noise source is to maintain a suitable interior noise environment at no greater than 45 dB CNEL of L_{dn}. This requirement, coupled with the measured or calculated noise reduction performance of the type of structure under consideration, should govern the minimum acceptable distance to a noise source.

D. ACCEPTABLE OUTDOOR ENVIRONMENTS

Another consideration, which in some communities is an overriding factor, is the desire for an acceptable outdoor noise environment. When this is the case, more restrictive standards for land use compatibility, typically below the maximum considered "normally acceptable" for that land use category, may be appropriate.

The continued use of undeveloped land for agriculture is not expected to create additional noise impacts for the local community or the surrounding area.

B. Noise Issues

1. Vehicular and rail transportation modes are regarded as the most continuous noise sources within the Arvin community. These transportation modes, as well as future transportation sources, contribute to noise pollution which may be harmful to local residents. The planning and implementation of a circulation system that will provide for the efficient measurement of goods and people throughout the community, as well as minimize excessive noise emissions, is considered desirable. Careful planning of future land use development along Bear Mountain Boulevard and Tejon Highway/Derby Street should be particularly considered.
2. The existing residential land uses fronting Tejon Highway are presently impacted by the industrial uses located east of the identified street. The City should seek appropriate solutions to protect the residents from harmful noise while maintaining the economic viability of the industrial and employment services.
3. The placement of noise-sensitive land use activities, such as schools and hospitals, should be located away from major noise sources. Stationary sources, such as industrial plants or mobile sources, such as vehicular movement, increase overall noise levels in the community and can be a significant health hazard or nuisance in specific sensitive land use activities.
4. Planned residential and commercial land use activities along designated major streets, secondary streets, and local connectors should consider the impacts of noise emissions generated by the vehicular traffic flows. Over the years, these streets, especially Campus Drive, Meyer Street, Harvey Street, Comanche Drive, Sycamore Road, and Varsity Avenue will be identified as high noise corridors. Bear Mountain Boulevard is presently a high noise corridor.

C. Noise Goals and Objectives

- 1.0 Ensure that the residents of the City of Arvin are protected from excessive noise and harmful sound generating sources.
 - 1.1 Encourage a viability and continued existence of residential areas by preventing unnecessary noise generating sources from being introduced in the neighborhoods.
 - 1.2 Maintain low noise levels in areas or in the vicinity of activities deemed as being noise sensitive.
 - 1.3 Reduce noise generating sources created by transportation sources.
 - 1.4 Regulate noise impacts generated by land use activities in commercial, industrial, or recreational areas.
- 2.0 Maintain a high quality of life within the community by abating existing and potential noise patterns.
 - 2.1 Eliminate unnecessary noise nuisances through the use of regulatory measures.
 - 2.2 Develop strategies to adequately abate excessive noise levels from long-term and special event noise sources.
 - 2.3 Promote the continued existence and protection of low noise levels throughout the City.

Noise Policies

- 1.1.1 Protect the future residents from adverse and unnecessary noise problems by encouraging the location of new residential subdivisions away from major noise sources.
- 1.1.2 Regulate the noise generated by various family pets and recreational/hobby activities in the residential areas.
- 1.1.3 Encourage in residential areas the planting of trees, hedges, and other types of landscaping to aid in the reduction of noise.
- 1.2.1 Isolate industries whose operations are characterized by high levels of noise from sensitive uses (health care facilities, schools, places of public assembly, etc.) and require adequate buffering from other uses.
- 1.2.2 Utilize a variety of buffering techniques (trees, hedges, block walls) to protect noise sensitive uses from the hazards of noise pollution.
- 1.2.3 Discourage the placement of hospitals, rest homes, and other similar uses along major thoroughfares carrying heavy vehicular traffic.
- 1.3.1 Encourage and enforce State noise abatement requirements on all vehicles and stationary sources.
- 1.3.2 Encourage the California Department of Transportation to develop, in accordance with Federal and State mandates, a noise attenuation buffer along sections of the Bear Mountain Boulevard (State Highway 223) which are presently at grade or plan to be elevated.
- 1.3.3 Encourage the Southern Pacific/Santa Fe Transportation Companies to properly maintain railway lines and establish operational restrictions in areas where adjacent uses would be adversely impacted.
- 1.3.4 Restrict commercial trucks to designated high-use corridors, excepting those necessary to carry out local construction and deliveries.

- 1.3.5 Discourage the placement of residential uses in close proximity to transportation terminals and heavily travelled transportation routes.
- 1.3.6 Encourage the Southern Pacific Transportation Company to develop a noise attenuation buffer along its corridor.
- 1.3.7 Enforce regulation laws pertaining to muffler/smog emission controls on vehicles.
- 1.3.8 Prohibit motorcycle and "dirt bike" noise in residential areas and in noise sensitive areas.
- 1.3.9 Reduce the noise dangers affecting the uses in close proximity to the Southern Pacific Railroad tracks.
- 1.4.1 Locate light and heavy industrial uses away from existing or planned residential areas.
- 1.4.2 Require landscaping/brick walls and other buffering techniques within the setback areas of industrial and commercial building perimeters.
- 1.4.3 Encourage the use of landscaping in commercial areas to act as a noise inhibitor and as an aesthetic attractor.
- 2.1.1 Utilize maximum anticipated, or "worst case", noise conditions as the basis for land use and development controls, as a means to prevent future incompatibilities.
- 2.1.2 Update noise standards and criteria as knowledge in the field of noise expands and new insights into its effects on urban and rural life are gleaned.
- 2.1.3 Coordinate with the California Department of Transportation and Federal and local transportation agencies in developing overall noise mitigation programs.
- 2.2.1 Develop a City noise ordinance that includes noise level limits for residential, commercial, and industrial land uses for construction activities; and for motor vehicles operating within the City.

- 2.2.2 Establish a periodic noise monitoring program to measure changes in ambient noise levels as a means to evaluate the effectiveness of source controls and impacts on urban and rural uses.
- 2.3.1 Monitor factors influencing the year 2010 or "worst case", noise exposure levels and, as significant changes occur (e.g. traffic volumes and routing, railroad use, technology, rate of development), prepare revised noise contours. As noise contours shift, appropriate land use and development controls shall be applied to newly impacted areas.

D. NOISE IMPLEMENTATION MEASURES/ACTION PROGRAMS

This section identifies several implementation procedures, techniques, and action programs that should be used by the City of Arvin to effectively apply the Noise Element Policies in a logical timeframe and sequence. The recommended timeframe identified with each program is categorized as: A - 1 to 5 years; B - 1 to 10 years; C - 1 -20 years; and D - Continuously.

1. The City of Arvin should consider the impacts of noise in all planning decisions, both plan and policy, in order to inhibit the effects of noise as described in the text of the Noise Element. Subsequently, a noise impact assessment should be included for all significant developmental projects being proposed within the City (D).
2. Areas of the community exposed to LDN (CNEL) 65 or greater should be designated as noise impacted areas (D).
3. New development of residential or other noise sensitive uses should not be permitted in noise impacted areas unless effective noise mitigation measures are incorporated into the project design to reduce exterior noise levels to less than LDn (CNEL) 65 (D).
4. Noise level criteria for uses other than residential or noise sensitive should follow recommendations made by the State Office of Noise Control (D).
5. The City of Arvin should adhere to and enforce the guidelines established in the Land Use Classification Outline (found in the Land Use Element) relating to development (D).
6. The City Building Department should enforce the California Noise Insulation Standards (California Administrative Code, Title 25) for development of all new multi-family dwelling units, such as hotels, apartments and condominiums (D).
7. The Noise Element should be reviewed and updated periodically to ensure that noise exposure information and implementation policies are consistent with changing conditions within the Community (D).
8. The local Police Department should be encouraged to enforce existing sections of the California Vehicle Code relating to mufflers and modified exhaust systems and other laws pertaining to motor vehicle noise emission standards (D).

9. The City of Arvin shall review and revise, as necessary, its ordinances regarding noise emissions in residential areas to reduce unnecessary noise (D).

SECTION VII. SAFETY ELEMENT

Introduction

The Safety Element of the Arvin General Plan provides policies and measures to protect the community and its residents from geologic and fire related hazards. The natural geologic conditions within our state allow for unique and aesthetically pleasing features. However, these same conditions also create a climate for nature related catastrophes to occur. Subsequently, the possibility of earthquakes, land slides, land subsidence, and other natural hazards exists. In addition, there also exists the possibility of fire hazards due to conditions created by the natural environment, as well as urban development. Due to the serious impacts associated with property loss or loss of life, care should be given to ensure the safety of the Arvin residents. The Safety Element of the Arvin General Plan is incorporated by State Law to ensure that adequate protection from nature and man-caused environmental hazards is provided.

A. Existing Safety and Geologic Conditions

Geology:

The San Joaquin Valley, which includes the Arvin area, is the most extensive basin area in the State of California. This basin area was formed by intermittent westerly tilting of the underlying crystalline rocks, which elevated the Sierra-Nevada Mountains on the east border of the valley and depressed the western portion of the valley. Slopes in the valley feature a southwest alignment and consist of underlying crystalline based complex and overlying sediments.

In the vicinity of the community of Arvin, the sediment layer is approximately 4,800 ft. thick and consists of older sedimentary rocks composed primarily of stratified sandstone, conglomerates and shales. In addition, there is an overlying younger unconsolidated sediment approximately 1,900 ft. thick.

Portions of Kern County are identified as seismically active areas consisting of major unstable fault lines. Within the Arvin vicinity, 8 major fault line systems have been identified. The White Wolf Fault runs 3 miles south of the community of Arvin. The Edison Fault runs 8 miles north of the community. In addition the San Andreas Fault, the Garlock Fault, the Sierra-Nevada Fault, the Big Pine Fault, the Kern Canyon Fault, and the Bear Mountain Fault are significant fault systems which run in the vicinity of Arvin.

Three major earthquakes have occurred in the county since such events have been historically recorded. The nearest seismic event to the local community occurred in 1952. This major quake, known as the Arvin-Tehachapi quake, measured 7.7 on the Richter scale and caused extensive damage throughout the County. The epicenter of the quake was located on the White Wolf Fault 3 miles south of Arvin. However, damage to the Arvin community was relatively minimal.

Hydrology:

The Arvin area significantly contributes to Kern County as being one of the most productive agricultural counties in the nation. In order to sustain the intense farming activities in the area, the local community derives much of its domestic and agricultural water supply from groundwater resources.

Groundwater Supply:

Arvin receives the majority of its water for domestic, agriculture, recreational and industrial purposes from groundwater within the Tulare Lake groundwater basin, which encompasses a significant portion of the San Joaquin Valley. Groundwater within the basin moves in a south-southwest direction within the basin toward the low lying portion of the valley. The local water table lies approximately 210' below the surface. According to the Arvin Community Services District (ACSD), the water table has lowered in recent years due to intensive water utilization. Wells for domestic purposes are maintained and supervised by the City of Arvin. Wells in the Arvin area range in depth from 450' to 890'. There are presently 4 operating wells and one non-operating well. The wells are part of a loop domestic water system, which supplies water throughout the Arvin community and ensures adequate pressure and supply to the residents at all times. In order to supplement the effectiveness of the existing water system, ACSD has constructed a 500,000 gallon water storage reservoir and an additional pumping station (See Map 6).

Groundwater Quality:

Groundwater quality in the Arvin area is suitable for domestic use. According to the Arvin Community Services District, the water underlying the Arvin community is generally of good quality. Studies by the District have shown that there is an extensive sand and taste problem in well #4, which is a result of degenerating well efficiency and not associated with undesirable groundwater quality. Well #5 has an increasing level of arsenic and is nearing a critical level. In addition Well # 1 is being monitored for

pesticide contamination. According to the City Engineer, as the water from all of the wells is mixed within the overall distribution system, the localized concentration of these undesirable substances is diluted. The water used to supply the local water system complies with the primary and secondary drinking water standards of the State of California Department of Health for all of the constituents analyzed.

The groundwater is rising closer to the ground surface, according to a study performed by the Kern County Water Agency. The report indicates a 0-5' rise for a one-year period from Spring 1984 to Spring 1985, and a 20-30' rise for a ten-year period from Spring 1974 to Spring 1984. This is an advantageous situation for the Arvin CSD, as available water close to the ground surface provides energy savings in water withdrawal for distribution and increases the water reserves available to the District.

The Arvin Community Services District water supply is deemed to be of high quality. This determination relates to an excellent groundwater recharge basin for the Kern River watershed and activities of the Arvin Edison Water Storage District. Water from these sources is of high quality.

Surface Hydrology:

The City of Arvin is situated on a deep alluvial fan. The ground surface slopes from northeast to southwest at a .5% slope. The primary utilization of the land surrounding the community is almost exclusively agriculture, oil extraction, or open space. The soils in these areas are identified as being highly permeable. As the land is very low sloping and the soils have a tendency of being permeable, water run-off is considered slight.

The Arvin area does not possess any significant natural bodies of water. The Arvin-Edison Canal is located to the north and east of the City, running in a diagonal alignment. The East Side Canal, which runs in a northwest-southeast alignment, approaches within one mile of the southwest portion of the city. Both of these canals are primarily used for agriculture irrigation. Sycamore and Little Sycamore Creeks are natural drainage channels which flow from the Tehachapi Mountains approximately four miles east and southeast, respectively, of the Arvin community. These creeks carry relatively low volumes of water and are only identified on a seasonal basis. The flows from these creeks usually run no farther than the Arvin-Edison Canal.

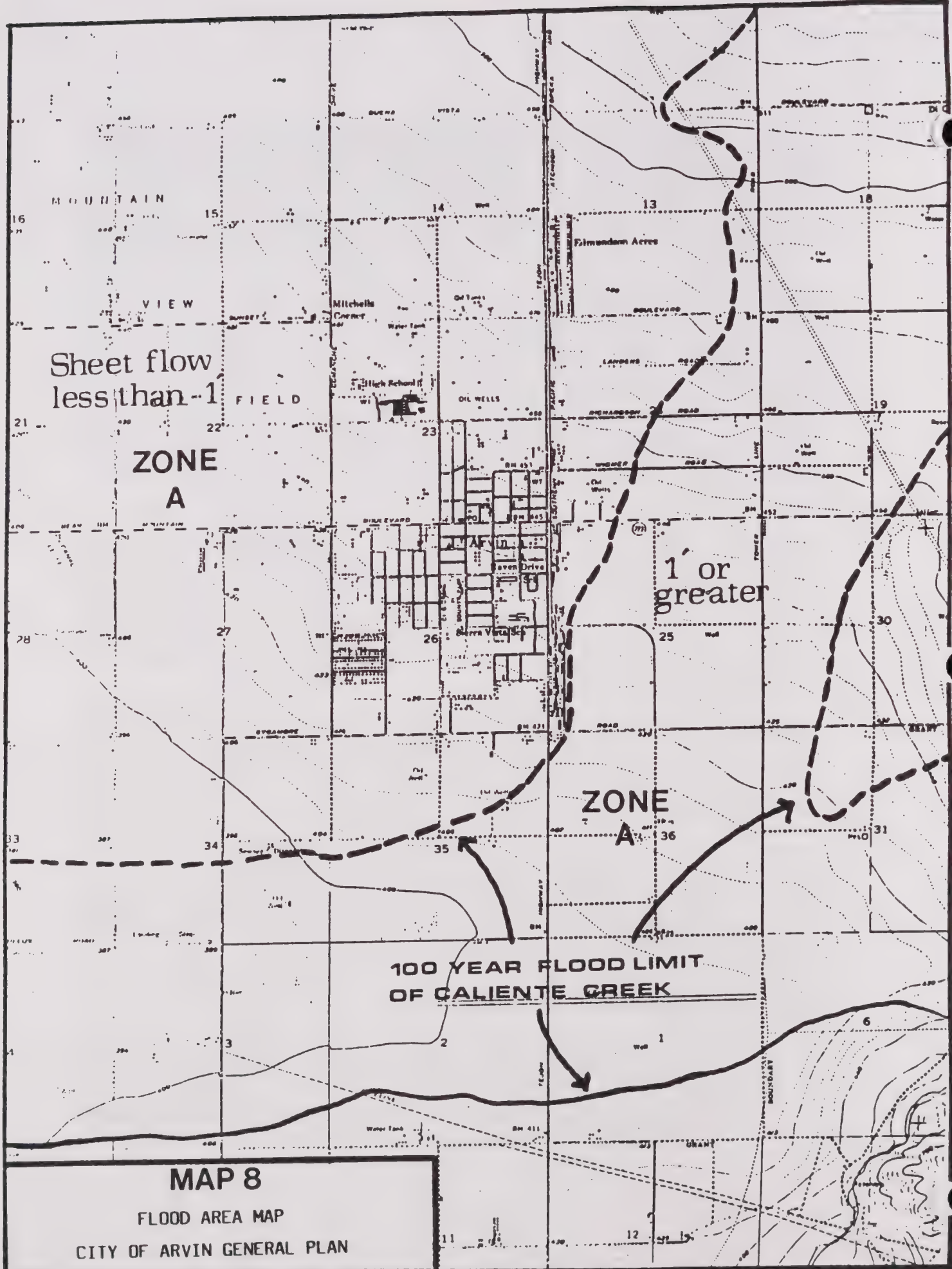
According to the Federal Emergency Management Agency (FEMA), the entire incorporated land within the City of Arvin, as well as the immediate surrounding vicinity, lies within the 100 year floodplain of Caliente Creek (See Map 8). This major drainage channel flows into the Southern San Joaquin Valley floor about 10 miles northeast of the Arvin community. Water flow is only seasonal; however, this channel has historically carried large volumes of water over short time periods. Subsequently, considerable damage has been caused to some of the agriculture in outlying and developed areas in the Southern San Joaquin Valley floor. During similar flood occurrences, the creek water has flowed in a north to south direction into a channel just east of Tower Line Road, which is approximately two miles east of the City area, and then turned in a westerly direction approximately one mile south of the City of Arvin. During more intense flooding periods, the water flow has been less predictable and has been known to cover parts of the Arvin General Planning area.

In recent years, flooding has been a significant issue in the Arvin area. Storm water run-off generated within the City of Arvin is generally collected and transported by streets into the City's existing two drainage sumps. Sump one is located on the west central portion of the City along Comanche Drive near Bear Mountain Boulevard. Sump Two is located on the southwest portion of the community within the Smotherman Park site.

The City of Arvin maintains a Master Drainage System, which can collect and hold storm water run-off originating within the majority of the city from any storm of a magnitude less than or equal to a 10-year storm. Storm events of greater magnitude can also be accommodated through the overflow provision provided with the existing and proposed sumps. The majority of run-off produced by storms is presently being collected and conveyed to the south end of the City by existing street improvements and pipelines to the sumps. Future run-off is expected to continue being collected in the same manner but will be supplemented by additional street and pipeline improvements.

The City maintains three sump areas to accommodate storm waters, namely,

1. An 18-acre foot sump near the northeast corner of Comanche Drive and Bear Mountain Boulevard.
2. An existing sump at the intersection of Meyer Street and Hanson Lane.



MAP: MODIFIED FROM ARVIN USGS MAP

SOURCE: FINAL EIR FOR ANNEXATION NO. 13
CITY OF ARVIN & KERN COUNTY WATER AGENCY

3. A proposed sump site at the corner of Sycamore Road and Comanche Drive.

B. Safety Issues

1. The Arvin area is subject to seismic hazard potential due to its location in relationship to known faults in the general vicinity. Kern County, in general, is recognized as a seismically active region with several major unstable fault lines identified in the county's geologic composition. The White Wolf Fault and the Edison Fault are respectively located three miles south and eight miles north of the Arvin community. In addition, a number of other unstable fault lines, including the San Andreas, Garlock, Big Pine, Kern Canyon, and Bear Mountain Faults are situated in the general vicinity of Arvin.
2. Within the past 40 years, the community of Arvin has experienced a mild degree of land subsidence of one to two feet. The land subsidence has been caused by the steady extraction of oil and water beneath the ground surface. The gradual lowering of the ground surface may create some long-term developmental impacts to be considered.
3. An adequate water supply and water storage availability must be provided in case of fires or disaster emergency situations. At the present time, the Arvin Community Services District has indicated that providing the new storage reservoir and booster pumping station will greatly enhance the water supply and water pressure capabilities within the Arvin Community, thus, protecting the residents from fire danger or catastrophic emergencies. In addition, the domestic water system is largely dependent on electrical power. In case of a general power outage, the residents of Arvin would be very vulnerable.
4. The citizens must be willing to accept a certain degree of risk from seismic, geologic, and fire hazards. Although there are methods to greatly minimize hazardous consequences, the costs can become prohibitive.
5. Ample water resources are a basic requirement for fire protection. Sufficient water quantity and water pressure must be maintained to aid fire-fighting units

in controlling fires. This is extremely important during the summer months when resident usage is high. The City water system with its water wells, storage tanks, and intricate pipelines must continue to distribute adequate water pressure to proposed and existing projects.

6. Agriculture fire dangers exist within the City and throughout the Arvin Sphere of Influence. Several residential neighborhoods located around the perimeter of the City are subject to the dangers to agriculture fires. Control of dry weeded areas is important for the protection of the existing land uses in close proximity.
7. There are several large undeveloped parcels within the City of Arvin which can potentially create serious fire dangers to existing urban development. These areas should be monitored and controlled to assure the safety of life and property.
8. The industrial activities east of Tejon Highway are presently subject to inadequate fire protection due to the alignment of the Arvin Branch Railroad Line. Fire response time to potential fire dangers is delayed by the periodic train movements that bisect this sector of the community with the remainder of Arvin. The major employment operations in the vicinity may incur heavy losses in the event of a fire catastrophe. Measures should be taken to minimize these safety hazards from occurring.

C. Safety Goals and Objectives

- 1.0 Encourage the protection of life and property from fire hazards and geologic occurrences.
 - 1.1 Require all new development and selected types of existing development to meet and establish geologic safety standards to reduce potential loss of life and property.
 - 1.2 Promote public and private efforts to increase community awareness about the dangers of fires and geologic related hazards.
 - 1.3 Promote and encourage adequate fire control within the City of Arvin and the local sphere of influence.
 - 1.4 Protect community residents and property from the hazards of flooding.

Safety Policies

- 1.1.1 Establish site criteria for identified areas with geologic problems and prohibit development if these criteria are not met.
- 1.1.2 Retain geologically hazardous areas which have been identified as being usable for urban development as recreational or agricultural open space.
- 1.1.3 Require all proposed development to adhere to safe and accepted practices for minimizing hazards from adverse soil, subsidence, or erosion conditions.
- 1.1.4 Require that all areas identified as having significant earthquake potential be subject to strict regulatory seismic safety considerations before development is approved.
- 1.1.5 Coordinate with other governmental agencies to establish plans and programs that would improve protection against geologic related dangers.
- 1.2.1 Encourage public education programs pertaining to fires and geologic problems.
- 1.2.2 Encourage and promote improved fire and geologic hazard insurance programs. Consider the possibility of informational programs and community seminars to enlighten community residents of the potential dangers from fires and geologic hazards.
- 1.2.3 Review and update as necessary the community's disaster preparedness and emergency plans.
- 1.3.1 Require that vehicles carrying hazardous materials adhere to strict designated transport corridors to reduce public exposure and risk of danger.
- 1.3.2 Maintain weed abatement and brush clearance programs to reduce fire hazards to developed property in the immediate vicinity of vacant, undeveloped land.

- 1.3.3 Develop proper mitigation measures to protect new urban development projects from possible brush fire hazards.
- 1.3.4 Ensure that all development areas within the community maintain adequate water pressure and water supply for fire fighting situations.
- 1.3.5 Maintain and promote a viable and effective fire protection service to adequately protect community residents and property, as well as the outlying vicinity.
- 1.4.1 Require that all urban development within flood designated areas adhere to requirements established by federal, state, and local agencies.
- 1.4.2 Encourage the wise usage of land for development to minimize potential damage from flood occurrences.
- 1.4.3 Promote and support measures and programs that will alleviate the existing flood hazard conditions in the Arvin area.

D. SAFETY IMPLEMENTATION MEASURES/ACTION PROGRAMS

This section identifies several implementation procedures, techniques, and action programs that should be used by the City of Arvin to effectively apply the Safety Element Policies in a logical timeframe and sequence. The recommended timeframe identified with each program is categorized as: A - 1 to 5 years; B - 1 to 10 years; C - 1 - 20 years; and D - Continuously.

1. The City of Arvin should utilize any lands that have been identified as being hazardous for human occupancy and designate as "open space areas" for agriculture, natural wildlife habitats, and limited recreation purposes (D).
2. The City should establish an ordinance requiring that all proposed public buildings have a soil test prepared to determine the soil quality (A).
3. The Arvin Building and Planning Departments should continue to enforce the earthquake requirements of the Uniform Building Code for future buildings and structures (D).
4. Identified geologic hazards in a proposed subdivision should be referenced on the submitted final subdivision map (D).
5. The Public Works Department and City Engineer should enforce the Uniform Building Code requiring geological and soils engineering investigations in identified significant geologic hazard areas (D).
6. The City Council should support the adoption of State legislation requiring improved site design and construction standards for emergency facilities, (i.e., police and fire stations, emergency communication centers, community fallout shelters) (D).
7. All significant and important buildings constructed prior to 1948 should be inspected by a structural engineer for potential hazards (A).
8. The City should introduce and support community programs that train the general public to assist police, fire, and civil defense personnel during periods of seismic occurrences (D).
9. The City should consider preparing contingency plans for the provision of an emergency water supply in the Arvin Sphere of Influence (A).

Fire Hazards

10. The Fire Marshall and the City Building Inspector shall insure that all buildings are designed and equipped for an adequate level of fire protection (D).
11. The City Fire Department shall continue to drill and undergo a variety of preparedness tests to meet all emergency situations (D).
12. The City of Arvin should obtain from the Kern County Fire Department an updated fire hazard potential map, indicating areas with high brush fire dangers and areas with limited access (A).
13. The City should construct and develop new water wells, wherever feasible, to increase water supply and water pressure, thus insuring adequate fire protection in existing and future developments (D).
14. The City of Arvin should continue to support the Home Inspection Program by the Kern County Fire Department, and should encourage the installation of smoke detectors in residences (D).
15. The City of Arvin should introduce and support community programs that train the general public to assist the police, fire, and civil defense personnel during periods of fire or flood (D).
16. The City of Arvin Building Department should maintain an updated inventory of potentially fire hazardous buildings (D).
17. The County of Kern's Public Works Road Department should be encouraged to reduce roadside fires through brush, weed, and trash removal (D).
18. The City shall adhere to the designated flood hazard areas as identified in the Kern County Insurance Study for the City of Arvin prepared by Boyle Engineering Corporation until a more current flood analysis is provided for the study area (A).
19. The City of Arvin shall pursue flood studies of Caliente Creek in order to more accurately determine potential base flood elevations and flood hazard factors for the Arvin area (A).
20. The City shall require that all development located within designated flood hazard areas be required to construct at least 18" above adjacent existing grade prior to development (D).

21. The City of Arvin shall continue coordination and cooperation with the Arvin Community Services District and Arvin-Edison Water Storage District to assure wise management of the natural resources and to discourage unnecessary groundwater withdrawal (D).

SECTION VIII. ECONOMIC DEVELOPMENT ELEMENT

A. Examination of Present Economic Structure

The community of Arvin is one of 11 incorporated cities in Kern County. Governmental authority in the community is vested in the City of Arvin, which maintains a formal government structure. The City of Arvin is characterized by a City Council, City Manager form of government. Local government services include police protection, refuse services, and building/permit services. The city maintains an administrative staff, with the exception of the engineering services, which are contracted out to Boyle Engineering Corporation. Fire protection is provided by the County of Kern, while the Bear Mountain Recreation District operates the recreational services within the community. The Arvin Community Services District provides domestic water services to the majority of the community. Arvin Sanitation District provides sewer services in the community.

The local economy is highly related to agriculture. The primary farming products generated in the area include table grapes, row crops, row food crops, tree crops, and cotton. Employment is seasonal with high fluctuations during the harvesting seasons of the year. The community of Arvin possesses a very high Hispanic work force which is supplemented by additional migrant workers in the harvest season. The labor pool in the area is characterized as semi-skilled due to the lack of diverse employment opportunities and the presence of limited industries in the area.

Subsequently, job opportunities in the Arvin Planning Area are scarce. The City staff is embarking on economic development promotion strategies to attract new industries to the Arvin area. With limited industry or employment expansion at the present time, the City of Arvin maintains a weakening tax base.

The City is embarking on efforts to enhance economic development. In addition, the City is also developing strategies to stabilize the local economy. Presently, the City is pursuing possibilities with downtown enhancement and community beautification programs. Discussions have also included the possibility of formation of a redevelopment agency to assist new businesses to locate within the existing business core and to help rehabilitate deteriorating residential neighborhoods. The City of Arvin is also contemplating strategies on marketing tourism and

increasing commercial activity in order to discourage the leakage of commercial goods and services sales to the Bakersfield area.

B. Overview of Economic Resources

The Arvin community possesses several resources that are unique to the area, which can assist in promoting economic development into the local area. Some of these resources are well identified and are readily visible within the community, as well as to outside observers in general. However, some of these resources and opportunities should be highlighted and included in the economic development process by the City. This section will highlight some of the local resources and encourage opportunities unique to the Arvin area.

1. There is a very strong labor pool and work base that is available and trainable.
2. The City possesses land which is owned by the City of Arvin that may be available for long-term lease possibilities at reasonable rates.
3. The City can explore means of providing lower sewer rates to potential incoming industries as an incentive to locate within the community.
4. The City can utilize Kern County Community Development Block Grant Funds, which can be used to provide the development of off-street improvements for new industrial or commercial projects.
5. The City can apply for Federal EDA (Economic Development Administration) Grant Funds to enhance the viability of employment generating industries in the area.
6. Programs are available with the Kern County Housing Authority which can provide financing for upper and moderate income housing projects in the area. Much of these financing sources through the Housing Authority utilize tax exempt bonds which have been very successful within the County and throughout the State of California.
7. The local Chamber of Commerce is a very supportive entity on the local level which can complement the City's efforts in supplying information and strengthening community support for a proposed industrial prospect. The City maintains an in-house planning and development staff which can readily process applications and proposals for possible approval by the City Council. Having a local permit

processing staff allows the City to expedite relocations and siting of potential industries.

8. The County of Kern has recently approved the formation of the Kern County Economic Development Corporation. The objective of the Kern EDC is to promote economic development and to attract employment resources into Kern County. The City of Arvin has paid into this Kern County oriented economic development agency.
9. The Arvin Local Development Corporation (LDC) is a very viable resource in funding prospective commercial or industrial projects. As one of only two certified LDC's in Kern County, this quasi-public entity can facilitate development possibilities throughout Kern County and may be especially helpful within the Arvin area.
10. The Kern County Bonding Authority, which is administered by the Kern County Board of Supervisors, is another source to assist economic development. This entity can provide bond financing for industrial related projects within Kern County. Financing can be utilized for the acquisition of land, development of infrastructure, building construction or the purchase of machinery.
11. The City can also entertain other economic related strategies such as the formation of a redevelopment agency. This strategy, which can be very helpful in the rehabilitation of existing residential and commercial areas within the City, is presently being discussed at the community level as a possible solution to promote stability and vitality in the community.
12. Another valuable resource is the existence of the Employers' Training Resource Agency in Kern County. This agency utilizes federal and state funding programs to provide job training, employment opportunities and tax incentives to existing and relocated industrial bases. This resource has been very effective in enhancing the relocation of several major industries into Kern County and has significantly reduced employee training costs in the initial stages of operations.
13. The City is presently processing two land annexations which will be able to provide significant amounts of land for possible industrial, residential and commercial growth. The location of these annexations allows for adequate servicing of water and sewer facilities to accommodate potential industry.

C. Economic Development Issues

1. The City of Arvin has historically maintained a fluctuating economic base. It is important to expand employment opportunities within the Arvin Planning Area to stabilize the local economy and to provide year-round jobs.
2. A wide region of potential industries and employment intensive options are contemplating relocating from other parts of the Country into California and possibly Kern County. It will be necessary for the City of Arvin and the County Planning and Development Department staff to encourage the locations of possible industries into the Arvin Planning Area which are not detrimental to the community.
3. The existing businesses and economic base in the Arvin area are well established and are important to the community identity. New industries to be situated in the area should focus on either expanding existing businesses in the Arvin area or complementing those employment bases.
4. Economic development efforts by the City should focus on solutions that encourage job retention and long-term employment. Many industries that could be considered should complement existing operations to help stabilize and strengthen the existing employment base in the area. Possible industrial choices could include food processing and packaging, as well as agriculture by-product industries.
5. Another concern is the loss of commercial retail and business service, as well as dollars, out of the city of Arvin. There appears to be considerable dollar leakage into the Bakersfield businesses due to the lack of comparable items and services in the Arvin area at the present time.
6. In order to accommodate possible industrial growth and commercial expansion, adequate infrastructure must be provided. Necessary water, sewer and drainage facilities must be planned in accordance with the development of new industrial and commercial sites.
7. The siting of industrial plants in the Arvin community to provide employment opportunities for the residents may require the City to assist in providing some financial support to the project.

8. As the federal and state budgets for economic development support to local communities are shrinking, it will be important for the local government staff to seek appropriate funding sources to entice new industries.
9. The community of Arvin possesses several viable business and industries that are locally based. In addition the community has an excellent work force. Innovative programs are needed to train new employees of relocating businesses and to provide existing businesses with reasonable office/work space to keep fledgling enterprises in business.

D. Economic Development Goals and Objectives

- 1.0 Improve the economic climate of the Arvin community and establish the programs to increase employment and to promote the retention of commercial and industrial activity.
 - 1.1 Provide various employment opportunities for all residents of the diverse socio-economic segments within the Arvin planning area.
 - 1.2 Promote the expansion of existing industrial and commercial businesses within the Arvin planning area.
- 2.0 Promote the efficient use of natural resources within the Arvin planning area while encouraging economic development.
 - 2.1 Highlight the positive qualities of Arvin's physical environment and culture to attract tourism possibilities.
 - 2.2 Identify and assist with the development of possible markets for the area's resources and products.
 - 2.3 Provide urban expansion within the Sphere of Influence to preserve the area's natural resources.
- 3.0 Improve public sector and private utility services and enhance the efficiency of local government to assist in increasing and promoting economic development.
 - 3.1 Expand City services to planning and existing commercial industrial areas within the Arvin planning area, which will result in the creation and expansion of job opportunities.

- 4.0 Promote a positive community direction for Arvin and provide the leadership and coordination needed to achieve economic prosperity.
 - 4.1 Evaluate existing conditions within the community, such as housing, water and sewer capabilities, public education, etc., as important factors in improving the development base.
 - 4.2 Enhance City coordination and planning to facilitate economic development.

Economic Development Policies

- 1.1.1 Encourage job opportunities for skilled, semi-skilled and low-skilled persons in the local labor force.
- 1.1.2 Promote public and private employment training programs for the unemployed and semi-skilled persons in the work force.
- 1.1.3 Develop incentive programs to attract desired industries and develop appropriate public service enterprises to facilitate economic development activity.
- 1.1.4 Actively recruit industries which are labor intensive and provide employment for the local labor force, including the low and semi-skilled workers.
- 2.1.1 Support and encourage tourism development programs.
- 2.1.2 Actively pursue the beautification of Arvin as a stimulus for attracting and retaining industry and employment.
- 2.1.3 Develop programs which will more effectively build on the Wildflower Festival and which will increase tourism in Arvin.
- 2.1.4 Support merchant marketing programs and maximize potential economic activity for the City.
- 2.2.1 Identify resources and products with the best potential to complement the community of Arvin.
- 2.2.2 Encourage industries that promote and complement the agricultural resources of the area.
- 2.2.3 Establish community programs and develop recreational facilities in order to increase tourism opportunities.
- 2.2.4 Develop a data base of local resources that could be used to increase the effectiveness and implementation of economic development in Arvin.
- 2.3.1 Ensure that the proposed annexations will be relative to the need for urban expansion.

- 2.3.2 Establish a realistic Sphere of Influence and implement an annexation program to ensure an orderly and systematic growth of the Arvin urban area.
- 3.1.1 Promote private sector development to provide a full range of consumer items and consumer services for the residents of Arvin and the surrounding area.
- 4.1.1 Provide from local agencies estimations for future requirements regarding public facilities, housing, health care, and educational needs.
- 4.1.2 Identify and define information to assist in the potential utilization of available federal, state, county and local grant and loan programs for industrial development, infrastructure, and housing.
- 4.2.1 Identify governmental activities which constrain or enhance economic resources and develop respective strategies for improving economic viability.
- 4.2.2 Promote improvement of local economic development strategies, including support of local economic development organizations such as the Arvin Local Development Corporation.
- 4.2.3 Establish programs for City participation as an incentive for attracting and developing economic enterprises.
- 4.2.4 Conduct feasibility studies for regional economic generators such as airports and public golf courses. These studies should include, not only potential funding sources, but development constraints as well.
- 4.2.5 Involve the Chamber of Commerce and the Local Development Corporation in developing a "lead team" concept to act on and follow up development inquiries.
- 4.2.6 Establish a fast-track permitting process as defined by State Law to expedite industrial sitings.
- 4.2.7 Establish an ordinance creating a central district improvement agency for the City which would have defined roles and responsibilities.

E. Economic Implementation Measures/Action Programs

This section identifies several implementation procedures, techniques, and action programs that should be used by the City of Arvin to effectively apply the Economic Element Policies in a logical timeframe and sequence. The recommended timeframe identified with each program is categorized as: A - 1 to 5 years; B - 1 to 10 years; C - 1 - 20 years; and D - Continuously.

1. The City of Arvin should initiate the preparation of a master landscaping plan for designated public rights-of-way and properties in the City. Areas designated under this plan should be identified by the Public Works Director and the Planning Department. This plan should:

- a. identify appropriate vegetative species;
- b. specify a planting strategy and prioritized process;
and
- c. identify various funding sources.

Furthermore, an aggressive fund acquisition program should be pursued by the City of Arvin (A).

2. The City of Arvin should support the Kern County Community Development Department's SBA 503 program (D).
3. The City of Arvin shall work with the Arvin Chamber of Commerce to develop a city-wide marketing program (A).
4. The City of Arvin shall encourage industry to use the programs provided by the Employers' Training Resource and the Mexican-American Opportunity Foundation Training Programs (D).
5. The City of Arvin shall actively promote development of the city's undeveloped industrial park area located on the southeast portion of the community, as well as other industrial designated areas within the community. Promotion of industrial development can be achieved by offering incentives for long term lease agreements with private businesses or developers, or by reducing initial services/infrastructure to potential industries (B).
6. City staff should identify county, state and federal resources to support and implement community programs (D).

7. The City of Arvin should explore the possibility of securing funds to support an aggressive Economic Development Program and maintain appropriate professional personnel (A).
8. The City of Arvin shall continue to promote the implementation and development of the Arvin Municipal Golf Course being proposed on the extreme southeast portion of the community (A).

SECTION IX. CONSERVATION ELEMENT

Introduction

The Conservation Element of the Arvin General Plan presents policies and measures aimed at protecting and enhancing the natural resources within the Arvin Planning Area. With respect to the Arvin area, these resources include agriculturally productive soils, groundwater resources, vegetation and wildlife, air quality, petroleum resources, and flood control. Exploitative or destructive use of natural resources ultimately results in economic loss, and even danger, to the people who depend on those resources. For example, agricultural use of soils, without regard to potential erosion problems, may result in significant loss of valuable soils and deteriorating crop yields. California State Law mandates the Conservation Element in order to address these concerns and promote the protection and wise management and use of the state's natural resources. The Conservation Element of the Arvin General Plan recognizes that natural resources must be maintained for their ecological value as well as for their direct benefits to people.

A. Existing Natural Resources

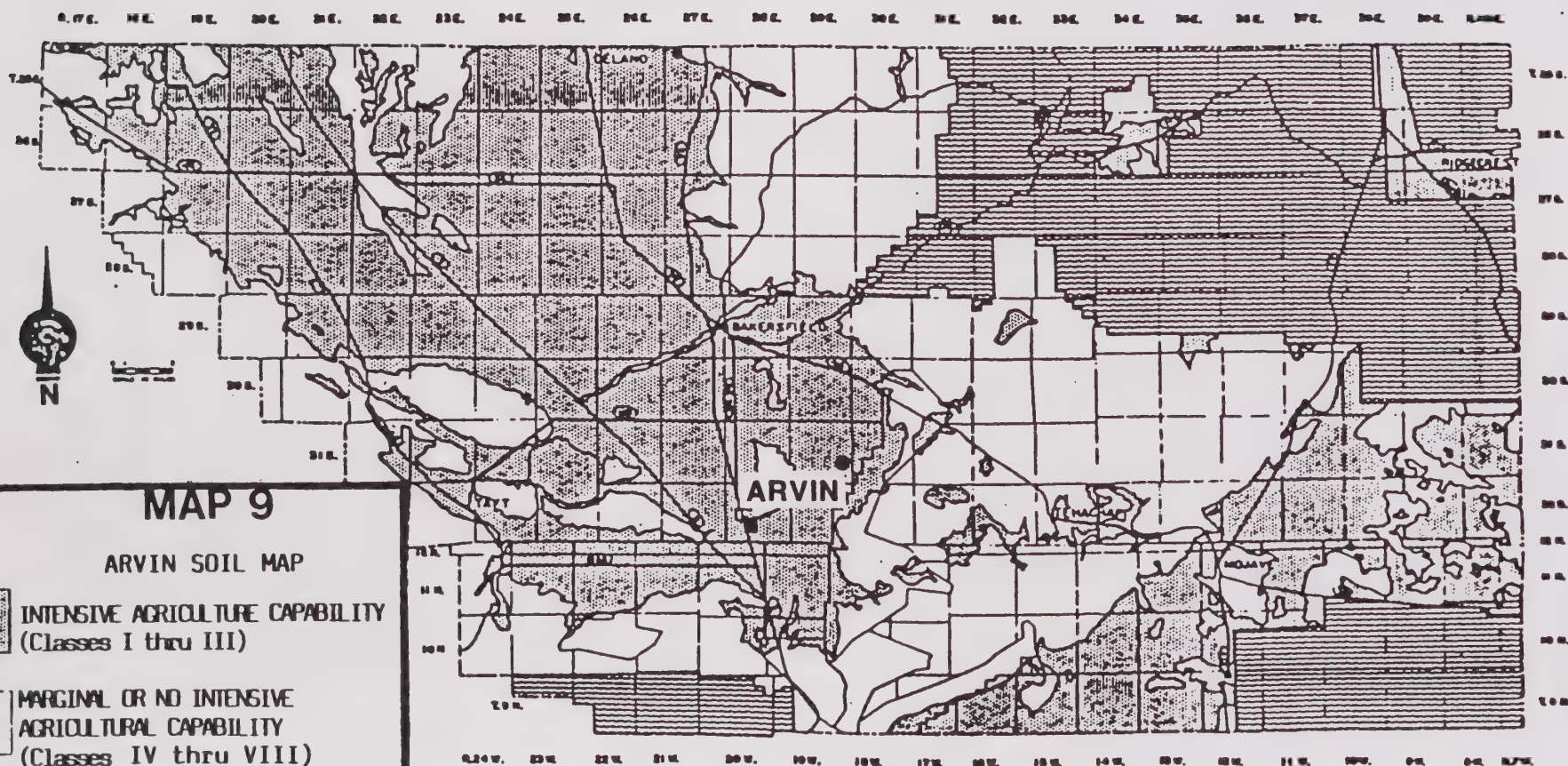
Agricultural Soils:

Soils within and adjacent to the City of Arvin consist of Hesperia sandy loam. This soil has a capability rating of Class II with irrigation, making it a prime soil for agricultural use (See Map 9). The main crops associated with this soil type are cotton, tomatoes, sugar beets, garlic, onions, grapes, and potatoes. Irrigation water is readily available for the area. Unsurprisingly, agriculture is the dominant land use throughout the City of Arvin's sphere of influence area.

Danger of erosion of this Hesperia soil is slight, due to the low degree of slope of the land and to the highly permeable nature of Hesperia sandy loam. The combination of these two characteristics results in a situation of slight water runoff. Water tends to soak into the ground before it travels very far downslope. Movement of soils by water is, consequently, slight. However, unplanted soils would be susceptible to wind erosion, as evidenced by the severe dust storm of 1977.


Groundwater Hydrology:


The Arvin area overlies the Tulare Lake Groundwater Basin, which encompasses a significant portion of the San Joaquin




MAP 9

ARVIN SOIL MAP

 INTENSIVE AGRICULTURE CAPABILITY
(Classes I thru III)

 MARGINAL OR NO INTENSIVE
AGRICULTURAL CAPABILITY
(Classes IV thru VIII)

 LANDS NOT INCLUDED IN SURVEY

CITY OF ARVIN GENERAL PLAN

SOURCE: FINAL EIR FOR ANNEXATION No. 13
CITY OF ARVIN, & U.S. DEPARTMENT
OF AGRICULTURE

Valley. Groundwater movement within the basin is in a south-southwesterly direction. The local water table lies approximately 210 feet below the ground surface.

Historically, the water levels reflected a decline as local groundwater extraction, by the Arvin Community Services District and local agricultural operators, exceeded recharge. However, since 1966, the Arvin-Edison Water Storage District has engaged in a program of groundwater replenishment. Available water in excess of current demand is percolated to groundwater storage, to be recovered during periods of deficiency. One of these percolation/recharge areas lies approximately two miles east of Arvin. Groundwater levels in the Arvin area appear to be benefitting from the groundwater recharge program.

The ongoing extraction of groundwater, together with oil extraction in the area, has resulted in some land subsidence. Within the past 40 years, the Arvin area has experienced a lowering of the ground surface of one to two feet.

Groundwater Quality:

Groundwater quality in and around Arvin is generally good. Some localized concentrations of undesirable substances has occurred. For example, Well No. 5 in the Arvin Community Services District (ACSD) has been identified as having arsenic levels approaching the federal standard limit. Well No. 1 is being monitored for pesticide contamination.

However, as water from all the wells is mixed within the ACSD distribution system, these localized concentrations are diluted. Moreover, groundwater recharge sources, such as the Kern River watershed and deliberate recharge activities by the Arvin-Edison Water Storage District, are of high quality. Water used in the ACSD system complies with the Primary and Secondary Drinking Water Standards of the State of California, Department of Health.

Water and its Hydraulic Force - Flood Control:

No significant natural bodies of water exist within Arvin. However, according to the Federal Emergency Management Agency (FEMA), the entire City of Arvin and immediately surrounding lands lie within the 100-year flood zone of Caliente Creek (See Map 8). Base flood elevations and flood hazard factors for this flood zone have not yet been determined.

Caliente Creek enters the San Joaquin Valley about ten miles northeast of Arvin. Water flow is only seasonal, but

historically has encompassed large volumes of water over short time periods, causing considerable flood damage in the southern San Joaquin Valley. Such flooding occurred in Arvin in early 1978 and in 1983.

Similar flood occurrences have involved smaller water volumes in Caliente Creek. In these cases, creekwater flowed north to south in a channel just east of Tower Line Road, which runs approximately two miles east of the City of Arvin. The water flow then turned westward approximately one mile south of Arvin. Consequently, no flooding occurred within the city limits.

Other potential flood hazards exist for the City of Arvin. One such hazard involves Lake Isabella. If the Lake Isabella Dam were to break, for example, as the result of an earthquake, the ensuing water flow might impinge on the Arvin area. Another potential flood hazard involves Sycamore and Little Sycamore Creeks. These seasonal drainages emerge from the Tehachapi Mountains approximately four miles east and southeast, respectively, of the Arvin community. Obstruction of one of these channels, followed by sudden release of the collected water, might subject the Arvin area to flooding.

A Master Drainage Plan for the City of Arvin was adopted in 1986. The plan proposes drainage improvements to handle peak runoff flows generated within the city by a ten-year frequency storm. Because of the undetermined base flood elevations associated with Caliente Creek, it is uncertain whether the planned drainage improvements will be sufficient to accommodate Caliente Creek 100-year floodwaters. Further investigations to adequately respond to these concerns should be performed by City Engineer or State Regulatory Agencies.

Vegetation:

Because the City of Arvin has been largely urbanized or cultivated in row crops, little remains of the original native vegetation. No rare or endangered plant species are known to exist within the city. Presently, vegetation within Arvin consists of yard landscaping plants--such as grasses, shrubs, and shade, fruit and ornamental trees--agricultural crops and orchards, and city-maintained trees. These trees, which occur in parkways between sidewalk and curb, were required by previous subdivision standards. Present city subdivision standards do not require the planted parkway strip for new developments.

Wildlife:

Because of the removal of the area's native vegetation due to agricultural activity and the expansion of urban uses, relatively few animals native to the region occupy the Arvin area. Agricultural land supports some wildlife, particularly birds, rodents and reptiles. Two rare and/or endangered animal species native to the southern San Joaquin Valley include the Blunt-Nosed Leopard Lizard (*Creotophytus silus*) and the San Joaquin Kit Fox (*Vulpes macrotismiticea*). No known populations occur within the City of Arvin. However, representatives of one or both species may exist within Arvin--for example, in agricultural or open space areas.

Air Quality:

Air quality in the Arvin area is a function of several factors. These include geographic location, regional meteorology, and the type and quantity of air emissions in the Arvin area. As regards location, ARvin is situated at the southern end of the San Joaquin Valley Air Basin, in which winds flow predominantly from northwest to southeast toward the Tehachapi Mountains. This pattern causes air contaminants from the northern portion of the valley to drift and accumulate in the southern end of the valley. In addition, the dispersion of air pollutants is often hindered by inversion layers, warmer air layers which trap rising air and the airborne pollutants beneath them.

The air pollution Arvin residents experience is not entirely due to contaminants drifting from northern counties to the southern end of the air basin. Local emissions, especially those produced by automobiles and trucks, greatly affect the Arvin area. Also of significance in the Arvin area are suspended particulate matter emissions (dust) generated primarily by cultivation of the agricultural soils.

Automobile emissions contribute greatly to the creation of smog--photochemical oxidants created by chemical interactions in the presence of sunlight. Ozone is one of the primary photochemical oxidants and is a major pollutant in the air of the southern San Joaquin Valley. Currently, the Kern County portion of the San Joaquin Valley Air Basin experiences violations of both state and federal air quality standards for ozone and suspended particulate matter.

Petroleum Resources:

The City of Arvin lies within the boundaries of Mountain View oil field, the highest yielding field in the local area. A number of producing, as well as abandoned, wells exist within the city boundaries. The petroleum resources in the area must be managed wisely so as to minimize waste

and potential land use conflicts. Increased production of oil resources is expected throughout the county as the U. S. endeavors to minimize its dependence on foreign oil. Conservation and access to this resource for future extraction is, therefore, critical to the economic welfare of Arvin, as well as the U. S.

B. Conservation Issues

1. Prime agricultural soils are a finite resource. Every year agriculturally productive soils are converted to urban uses, in what can be described as a constant whittling away at the total farmland base. In the past, increased productivity per acre has offset any significant impacts to the total agricultural production. However, it must be recognized that farmland conversion will reach a critical point where agricultural production can no longer absorb the loss of land area. Conservation of agriculturally productive soils is vital to the economic future of California, as well as that of the Arvin area.
2. Agriculturally productive land is valuable not only in quantity, but also in contiguity--that is, farmland parcels adjacent to yet more farmland parcels, rather than isolated by nonfarm-related uses. Unplanned urban growth and leapfrog development have often brought about the physical break-up of large, economically useful blocks of farmland. Consequently, the small and/or isolated parcels that remain are not always conducive to agricultural utilization. These lands lose their economic viability for sustained agricultural use, and are effectively lost to the regional farmland base. Considering the economic viability of agricultural lands within and surrounding the Arvin area, care should be taken to prevent leapfrog development, as well as the premature, unnecessary, or rapid conversion of these lands to urban uses.
3. Agricultural uses are not compatible with urban uses. The noise associated with heavy machinery, the nuisance and health hazard associated with spraying of fields, large trucks and tractors on public roads, dust and dirt--all are part of the agricultural use of land. Planning for existing or proposed residential uses on nearby lands should take such activities into account and implement ways to minimize negative impacts to residents.
4. Arvin residents depend on the Tulare Lake Groundwater Basin for their water needs. Excessive water withdrawal associated with rapid population growth and increased agricultural operations could bring about a

localized lowering of the water table. Care should be taken to assure the continued integrity of the groundwater basin.

5. Related to the issue of groundwater withdrawal is that of land subsidence. Arvin has experienced mild land subsidence. However, groundwater withdrawal in excess of the basin's ability to recharge itself may initiate additional land subsidence. To prevent further lowering of the land, the City of Arvin should protect the local groundwater body from significant lowering of the water table.
6. The quality of Arvin's groundwater is of paramount importance. Some localized concentrations of undesirable substances have been detected in Arvin city wells. Every effort should be made to keep the groundwater clean and free of harmful chemicals, so that it is fit for human consumption and for agricultural use.
7. Flooding is a major concern in Arvin. Due to the community's location within the 100-year flood zone of Caliente Creek, flood control measures must be devised and implemented to protect life and property from damage due to floods.
8. The original native vegetation of the Arvin area has been largely displaced by urban and agricultural uses, and a new composition of plant life has emerged. Vegetation in developed areas within the city includes ornamental landscaping maintained by the City of Arvin. Such landscaping should be encouraged and maintained for future enjoyment of Arvin residents.
9. Arvin is located in the general area designated as habitat for two rare and/or endangered animal species - the San Joaquin Kit Fox and the Blunt-Nosed Leopard Lizard. Due to the dwindling numbers of these wildlife species, their preservation and protection should be of major concern.
10. Air quality in Arvin is deteriorating due to pollutants generated both locally and regionally. Although any significant decreases in air pollution can be gained only through a regional air basin-wide effort, each jurisdiction must contribute to the endeavor. Automobile emissions constitute a major source of air pollutants. The City of Arvin should implement measures aimed at reducing the total number of vehicle miles driven locally through ride-share or public transportation programs.

11. Present oil drilling and potential future oil exploration must be accommodated in land use planning decisions. Potential conflicts and safety and public nuisance problems exist between oil operations and urbanized uses such as residential or commercial. Care should be taken to allow for needed development, while maximizing the production of valuable petroleum resources.

C. Land Use Patterns

Agricultural land uses within Arvin City limits involve approximately 240 acres, or 17 percent of the total land area. Currently, these agricultural areas are zoned for residential and agricultural uses. Because these areas lie within the corporate limits, they are not included in an agricultural preserve or Williamson Act contract. Conversion of these lands to urban uses will occur as such uses are needed and development pressures are felt.

Lands outside the city boundary are dominated by agricultural activities. The area lies within Agricultural Preserve No. 13. The vast majority of these surrounding parcels of land are included under Williamson Act contract. Crop types around Arvin encompass grape vineyards to the north and east, irrigated cropland to the east and south, additional vineyards to the south and west, and orchards to the west and northwest. Much of the area has been under cultivation for 75 years.

City land Annexations 13 and 14 involve acreage at the eastern and southwestern portions of Arvin. Annexation 13 includes 205.5 acres in east Arvin. This area is currently farmed in carrots, potatoes and cotton, but is not under contract. Proposed land uses include light and heavy industrial uses.

Annexation 14 involves 485.98 acres at the southwestern corner of Arvin. Proposed land uses for this area also include light and heavy industrial uses. Approximately 365 acres of the site are held under Williamson Act contract. The area contains vineyards and has been farmed continuously for the past 50 years. Including the two annexed lands, agricultural uses within Arvin involve 930 acres, or 35 percent of the total corporate area. Yet another annexation is planned for Arvin. Involving approximately 1,200 acres at the southeastern edge of Arvin, this addition will include an 18-hole golf course within future corporate limits.

The City of Arvin currently contains much undeveloped land. Infill of these areas should occur before urban development of the annexed lands takes place.

D. Conservation Goals and Objectives

- 1.0 Promote conservation and wise management of our natural resources so as to assure their continued integrity and availability for the use, economic viability, enjoyment, and education of present and future Arvin residents.
 - 1.1 Protect highly productive agricultural lands from premature conversion to urban uses.
 - 1.2 Promote wise management of agriculturally productive soils to assure their long-term viability in the production of food and fiber.
 - 1.3 Maintain and enhance groundwater levels in order to assure adequate supply for future city water needs.
 - 1.4 Continue to provide high quality water for domestic use within the City of Arvin.
 - 1.5 Protect life and property from damage and destruction due to flooding.
 - 1.6 Maintain and enhance city required vegetation/landscaping for the enjoyment of present and future Arvin residents.
 - 1.7 Protect all rare and/or endangered animal species and related habitats found within the Arvin area.
 - 1.8 Improve air quality in the Arvin area by controlling emissions from stationary and mobile sources.

Conservation Policies

- 1.1.1 Discourage leapfrog development and the subsequent fragmentation of prime agricultural lands.
- 1.1.2 Allow development to proceed outward from the urban core in a phased, logical manner, adjacent to existing built-up areas.
- 1.1.3 Require that proposed development demonstrate the availability of city services, including water and sewer lines.
- 1.1.4 Encourage infill development within the City of Arvin.
- 1.1.5 Encourage continued participation in Williamson Act contracts for agricultural lands within and adjoining the City of Arvin.
- 1.1.6 Retain agricultural uses on city land not yet needed for urban development.
- 1.1.7 Establish open space/buffer zones between agricultural activities and urban uses, such as residential and commercial.
- 1.1.8 Confine "Agriculture" zones to agriculture related uses and other compatible uses such as oil operations.
- 1.1.9 Promote increased parcel sizes in agricultural zones consistent with the acreage necessary for economic viability.
- 1.2.1 Encourage good agricultural practices to maximize the useful life of the soils.
- 1.2.2 Promote use of the Rural Environmental Agricultural Program (REAP) by farmers and ranchers for maintenance and improvement of agricultural production.
- 1.2.3 Encourage cooperation among responsible agencies to protect prime soils from dangers such as erosion and misuse.
- 1.3.1 Encourage continued groundwater recharge efforts of the Arvin-Edison Water Storage District.
- 1.3.2 Embark on a public education program regarding water conservation practices in residential, commercial, industrial, and public facility

development.

- 1.3.3 Encourage the use of reclaimed wastewater for appropriate uses, such as agricultural irrigation or frost protection.
- 1.3.4 Require thorough information in all environmental assessments for projects which may have a substantial effect on groundwater levels.
- 1.3.5 Encourage proper management of watershed lands.
- 1.4.1 Monitor water quality regularly in all wells in the Arvin Community Services District.
- 1.4.2 Investigate means of protecting the groundwater supply from contamination by agricultural chemicals.
- 1.5.1 Institute flood control measures to protect existing urban areas.
- 1.5.2 Encourage the use of high flood areas as open space or limited recreational use.
- 1.5.3 Implement the measures for drainage improvements as specified in the Master Drainage Plan for Arvin.
- 1.5.4 Direct the City Engineer and Flood Control District to review all development proposals to insure adequate protection from flood damage.
- 1.6.1 Continue to maintain city-owned landscaped areas.
- 1.6.2 Use drought-resistant plant species for future landscaping projects.
- 1.7.1 Consider the establishment of protected open space areas, planted with native valley vegetation, to serve as wildlife habitat and natural laboratory for public education purposes.
- 1.7.2 Implement a relocation program for any rare and/or endangered animal species found in urbanized areas.
- 1.8.1 Participate in the development and review of regional environmental plans.
- 1.8.2 Cooperate in the implementation of regional plans to improve and protect local air quality.

- 1.8.3 Require detailed air quality information and projected impacts in the environmental impact assessments for all industrial and major commercial developments.
- 1.8.4 Encourage ridesharing programs to reduce the number of vehicle miles driven.
- 1.8.5 Encourage the use of bicycles for transportation purposes as well as recreational use by providing safe bikeways with convenient and secure bicycle parking facilities at major destination points within Arvin.

E. Conservation Implementation Measures/Action Programs

This section identifies several implementation procedures, techniques, and action programs that should be used by the City of Arvin to effectively apply the Conservation Element Policies in a logical timeframe and sequence. The recommended timeframe identified with each program is categorized as: A - 1 to 5 years; B - 1 to 10 years; C - 1 to 20 years; and D - Continuously.

1. The City of Arvin shall investigate the possibility of employing open space easements to conserve agricultural lands and potential wildlife habitats within the city. With this method of agricultural land conservation, the city may acquire the easement at virtually no initial cost, and the landowner donating the easement retains all other rights of ownership and may receive a charitable tax deduction and a reduction in property taxes (A).
2. The City of Arvin should consider adoption of a "right-to-farm" ordinance to protect farms from unwarranted nuisance suits. The ordinance would require that prospective buyers of land within or adjacent to an agricultural district be warned of potential inconvenience or discomfort arising from the nearby agricultural operations (A).
3. The City of Arvin shall adopt an "Exclusive Agriculture" zoning ordinance, with 20-acre minimum parcel sizing (A).
4. Residential use in exclusive agricultural areas shall be for those persons directly involved in the farming operations. Compatible uses within agriculture zones shall include agriculture-related uses and petroleum extraction uses (D).
5. The city shall pursue the use of Williamson Act contracts for agricultural lands within city boundaries (D).
6. Local farmers in need of additional revenue are encouraged to lease part of their land for agricultural purposes, rather than to sell the land for subdivision purposes. In this way, the land remains in agriculture, and the farmer does not have to sell it to obtain revenue (D).
7. For proposed residential subdivisions adjacent to agricultural zones, the city shall require dedication of a buffer zone separating the two land uses, in order to reduce nuisance and conflicts. The buffer zone

should incorporate vegetation and landscaping (mounding) (D).

8. The City of Arvin shall require, as a condition of approval, that all proposed developments demonstrate the availability of city water and sewer lines to the development parcel (D).
9. The city shall encourage infill development of the community before additional annexations are considered (D).
10. The city shall encourage farmers to use the various instructive programs available to conserve soils and water and to promote alternatives to pesticide spraying. Programs and sources of information include the Rural Environmental Agricultural Program (REAP), the U. S. Department of Agriculture Soil Conservation Service, the University of California Cooperative Extension Farm and Home Advisor, and the Kern County Department of Agriculture (D).
11. The City of Arvin shall require, as a condition of approval, the installation of water efficient fixtures in all new residential, commercial, and industrial developments (D).
12. The City of Arvin shall prepare or support the preparation of water quality and water management studies to ensure the continued provision of good quality water for Arvin residents (D).
13. The city shall continue coordination and cooperation with the Arvin Community Services District and the Arvin-Edison Water Storage District to assure the wise management of the groundwater resources (D).
14. Due to flood hazard in the area, the City of Arvin shall require that all new development be constructed at least 18" above adjacent existing grade prior to development (D).
15. The City shall construct and require, as a condition of approval, the drainage improvements outlined in the Arvin Master Drainage Plan (D).
16. The City of Arvin shall implement a relocation program for any rare and/or endangered animal species found within the city boundaries. The city shall seek the advice of the U. S. Fish and Wildlife Service, the California Department of Fish and Game, and the Facility for Animal Care and Treatment (FACT) at California State University Bakersfield (D).

17. The city shall actively participate in air quality management programs of the Kern County Air Pollution Control District (D).
18. The City of Arvin shall support state and federal legislation to reduce and control air pollution (D).
19. The City of Arvin shall encourage the use of ridesharing programs within Arvin and to major destination points, such as Bakersfield (D).
20. The city shall require the installation of secure bicycle parking facilities at major destination points within Arvin (B).

SECTION X. OPEN SPACE ELEMENT

Introduction

The Open Space Element of the Arvin General Plan is authorized and mandated by Section 65-560 of the State Government Code. Section 65-560 defines open space land as "any parcel of land, or area of land or water which is essentially unapproved and devoted to an open space use" as herein defined. Open space use means the use of land for:

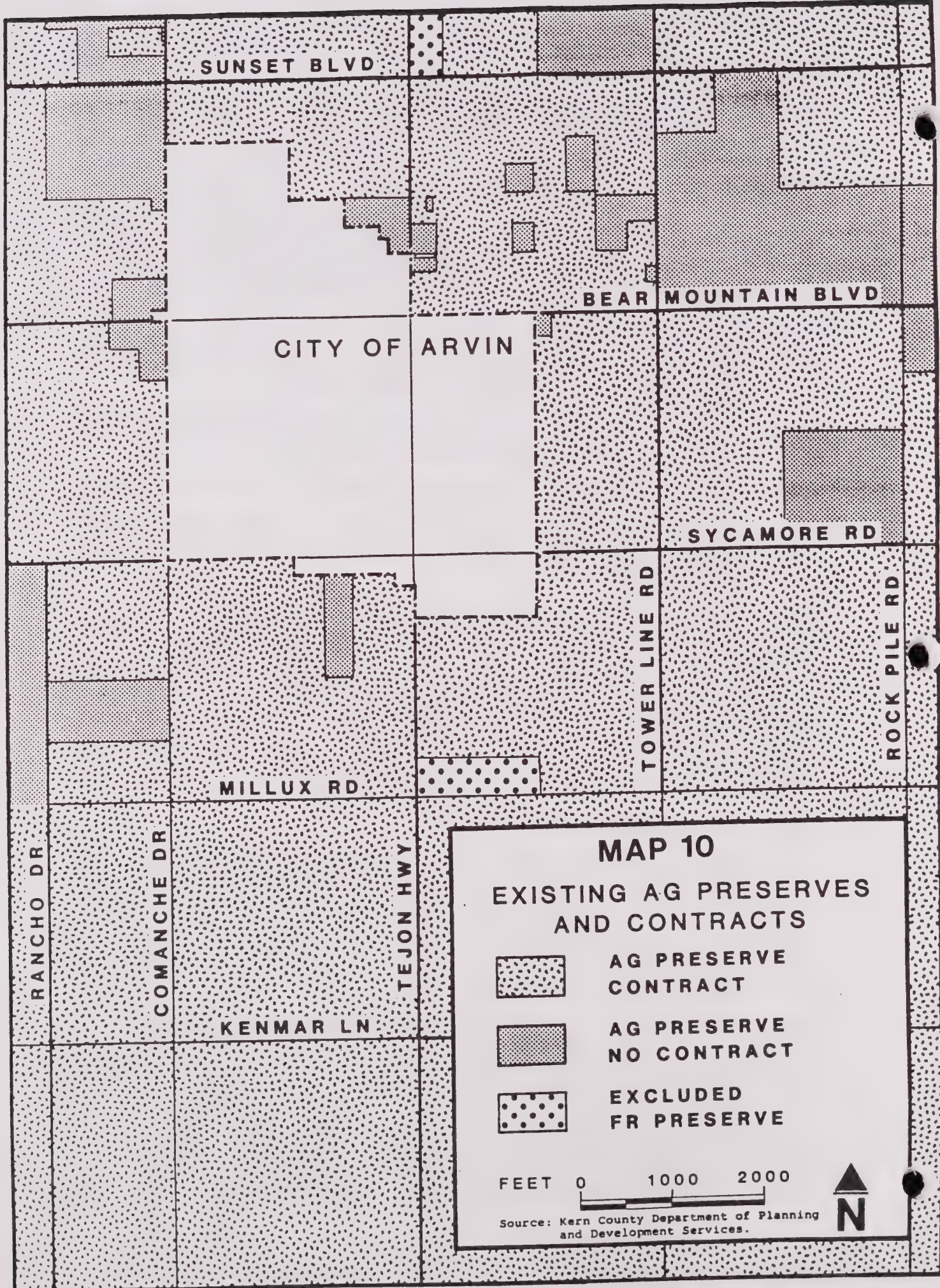
1. preservation of natural resources, including sensitive wildlife habitats and watershed lands,
2. managed production of resources, including agricultural lands and areas containing major mineral deposits,
3. outdoor recreation, including areas of scenic beauty,
4. public health and safety, including areas which require special management due to fault zones, unstable soils, or flooding.

The Open Space Element for the Arvin General Plan is developed from local concerns of the community regarding environmental problems and from community perceptions of public and private open space. The overall intent of this element is to assure a desired liveable area that will accommodate growth and development, while reflecting a harmonious balance with the land. This portion of the Arvin General Plan will guide decisions regarding open space protection in the Arvin General vicinity.

A. Existing Conditions

The lands surrounding the Arvin area are primarily utilized for agricultural production. According to the most current agricultural preserve maps maintained by the Kern County Planning and Development Services Department, almost all of the lands surrounding the City in a 6-mile radius are held in agricultural preserve status and/or under a Williamson Act contract for agricultural production. (See Map 10).

The soils in the area are well suited for intensive crop production when irrigated and have been heavily farmed for approximately 75 years. The Hesperia series soils dominate the Arvin area, particularly the Hesperia loamy fine sand and the fine sandy loam. Their color ranges from light grayish brown to light brown. The surface soils are usually low in organic material and either slightly calcareous or non-calcareous. The subsoils extend to a depth of 31-60" and are more calcareous than the surface layer. The soils



in the Arvin area generally have a fair to moderate holding capacity and have very good drainage. These soils, which are classified as primary Class I and II soils under Soil Conservation Service guidelines, are influential in the area's recognition as a highly productive agricultural area. The main agricultural products in the area include table grapes, carrots, potatoes, tomatoes, cotton, and almonds.

Prime agricultural soils are finite resources and are sensitive to adverse impacts such as pollution, erosion, compaction, and excavation. They have evolved over a time and, once lost or developed for urban uses, cannot be recovered. As the population of the world increases and malnutrition and hunger become areas of intense focus, it becomes more apparent than ever to recognize and preserve our soil productive resources. California possesses unique productive capabilities due to its soil and climate conditions. The Arvin area and several other areas in the San Joaquin Valley have the capacity to produce crops which cannot be grown elsewhere in the world.

B. Open Space Categories

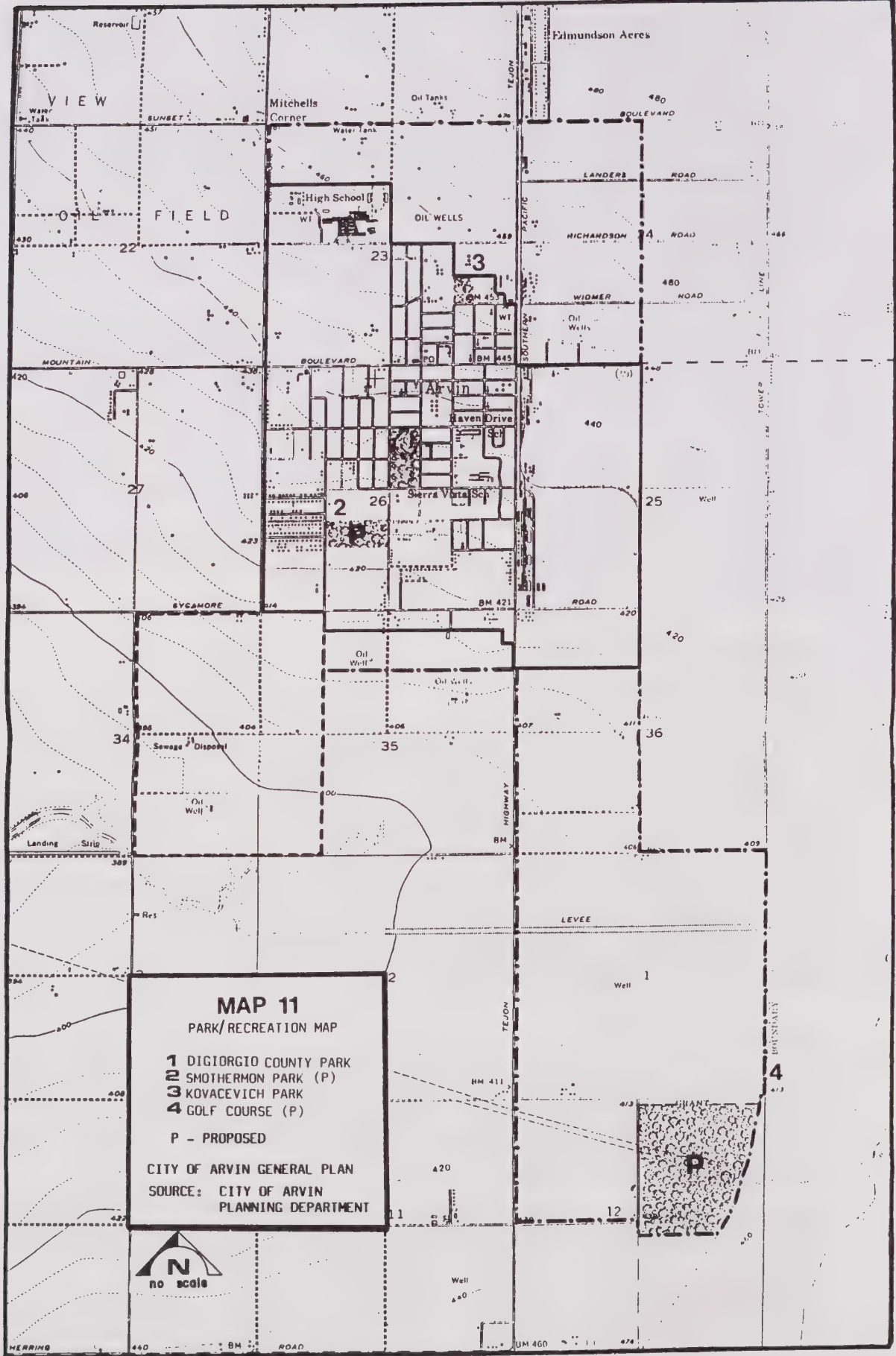
Agricultural Use:

Due to the significance of its productive capability, most of the land within the Arvin area has been continually retained for agricultural purposes. Williamson Act contracts have been renewed on a continuous basis, and agricultural zoned land in the area has not significantly changed. Prime agricultural land is a valuable and irreplaceable resource upon which the economy of the Arvin area and the State of California is heavily dependent. This realization is reflected in state legislation encouraging farm owners and local communities to maintain as much prime agricultural land as possible for agricultural use.

Recreational Use:

The Arvin area maintains open space areas identified for recreational purposes. These recreational areas provide open space amenities in the urbanized environment. Three parks exist in the Arvin area (See Map 11) and are recognized as follows:

Kovacevich Park is a 7 acre community park located in the center of Arvin. This park includes playground equipment, a barbeque area, picnic tables, and baseball diamond facilities.



MAP: MODIFIED FROM ARVIN USGS MAP

Digiorgio Park is an 18 acre community park located at the southeast corner of Meyer Street and Haven Drive. This recreational site includes a recreation building, playground equipment, barbeque area, picnic tables, and baseball diamond facilities, and a swimming pool.

Smotherman Park is a planned park site at the southwest corner of Meyer Street and Langford Avenue. The 15 acre site is planned for a Senior Citizen Center and various recreational uses in conjunction with storm water drainage capabilities.

C. Open Space Preservation Efforts

As the Arvin community begins to expand in development, substantial amounts of open space land outside the existing urban core are anticipated to be utilized for housing, commercial uses, roads, and industrial parks. This open space land features prime agricultural soils. Consequently, one of the principal problems facing Arvin residents and decision makers is where to allow and encourage this new growth without inducing urban sprawl and wasteful use of valuable land.

Current efforts at preserving prime soils in the Arvin area include Williamson Act contracts and agricultural zoning.

1. Williamson Act:

The Williamson Act permits land owners of agricultural properties to sign contracts with Cities or Counties in which the land owner agrees not to develop his property to urban use for ten (10) year periods in exchange for having his land assessed on the basis of its productive value rather than its full market value. Williamson Act contracts are automatically reviewed each year for ten years unless cancelled by either party. The cancellation thus takes ten years to become effective unless local government approves a short cancellation.

2. Agricultural Zoning:

Another conservation technique of open space land is the use of agricultural zoning designations. The County of Kern General Plan has a number of agricultural zone categories for various parcel sizes and agricultural use categories. In general, these designations and their permitted uses are designed to preserve agricultural production. However, as effective as this technique may be in the preservation of agricultural lands, the pressure of urban growth and

the need to achieve economic stability in fluctuating economies have caused local government to review the status of agricultural zones in relationship to economic benefits.

D. Open Space Classifications

Open space lands in the Arvin area are primarily categorized into three different classifications. These classifications are discussed below:

Agriculture:

Agriculture has historically been a primary resource to Arvin local economy, as well as Kern County in general. The continued utilization of land surrounding Arvin for agricultural purposes is expected to continue for several years. Presently, the Arvin area produces a variety of crops and products, including table grapes, carrots, tomatoes, potatoes, and cotton, and various tree fruit. The San Joaquin Valley, which includes the Arvin area, is recognized as a unique agricultural area with the capability to produce a wide range of crops and products that cannot be grown elsewhere in the world. Much of the land in the Arvin area is designated as prime agricultural land and is irreplaceable as a resource.

Outdoor:

Outdoor recreation is an important open space classification, which is essential to the continued well being and health of community residents. As a whole, recreation is viewed as a self rewarding utilization of time for the refreshment and renewal of body and mind. The Arvin area maintains a variety of activities within its recreation system to accommodate the diverse needs of the residents. The Arvin community maintains two existing community parks designed to serve community neighborhoods with a variety of recreational activities. Special recreational facilities and buildings provide specialized recreational needs in addition to the outdoor activities at the park sites. A third park site, located in the southwest portion of the City, is planned for future development of recreational facilities. An 18-hole golf course is planned for the land area extending from the southeast corner of the present city boundary.

Resource:

Kern County historically produces more oil than any other county in California. The City of Arvin lies within the boundaries of Mountain View oil field, the highest yielding field in the local area. Current trends for increased production of oil resources are expected to continue

throughout the County and may include expanded operations in the Arvin area. This land use activity may be inhibited if urbanization is not restricted from areas that have been identified as having important mineral and petroleum resources.

The Arvin area flood zone is also a legitimate candidate for open space designation. Open space land should be set aside to accommodate potential flood waters, in the interest of protecting life and property from flood damage.

E. Open Space Issues

1. As indicated from the State and County Agricultural Departments and the U. S. Soil Conservation Service, the soils in the Arvin area maintain a high rating for soil fertility and soil productivity. The soils in the Arvin area are among the most productive in the San Joaquin Valley. These soils represent a very valuable asset to the community in terms of aesthetics and economics. The preservation of this asset should be a major consideration in the overall planning of the Arvin area.
2. Several agriculturally productive lands exist in proximity to established residential development or proposed development areas. These features generally abut residential uses that are located around the urban boundary of the Arvin community. However, agricultural lands in large quantities are still located within community development areas, particularly in the northeast and the southwest portions. Chemical spraying of these fields is important to increase productivity and fertility of the soil. However, care should be taken to protect the health and safety of current and anticipated residents.
3. The City of Arvin should carefully assess the feasibility of future annexations into the City of Arvin jurisdiction. At the present time, the City of Arvin is processing large amounts of areas into its jurisdiction. These areas identified in annexations 13 and 14, as well as additional lands to be included in future annexation requests, will require that productive agricultural lands be utilized for urban development. The assets and liabilities of these annexations and future annexation requests must be carefully weighed by local officials and the local citizenry. If approved, the potential for additional sales tax revenue must be able to offset increased costs of City and Special District services and expanded City facilities (i.e., fire, water, sewer, and law enforcement).

4. As the population increases in the Arvin area and new housing is constructed, the need for expanded recreational opportunities becomes more evident. The City of Arvin should encourage the development of public-owned parks and recreational areas and private commercial recreation facilities to provide adequate recreational amenities for present and future residents.
5. As indicated by the abundance of surrounding lands with agricultural preserve status, the open space lands in the general vicinity are a valuable asset. The City should encourage the preservation of prime agricultural lands within the planning area, particularly those lands currently devoted to agricultural use or those which retain a high degree of suitability for such use.
6. The Arvin area contains important petroleum resources. Significant urbanization of the area will restrict present production as well as future oil operations. It may also create safety and public nuisance problems.

F. Open Space Goals and Objectives

- 1.0 Create a harmonious balance between open space areas and urbanized land uses that would promote a desirable environment which fosters a sound economy.
 - 1.1 Provide for the protection of prime agricultural lands from premature conversion into an urbanized oriented land use activity.
 - 1.2 Coordinate the location and development of open spaces with other land uses in order to enhance the general area and promote in a cohesive form.
 - 1.3 Develop and expand recreational open space land and facilities for the enjoyment, health, and well being of community residents.
- 2.0 Promote the preservation of open space in the Arvin areas as an important natural resource.
 - 2.1 Encourage the wise management of the Arvin area's non-renewable and renewable natural resources.
 - 2.2 Maximize opportunities for future decisions relating to urban expansion and growth.
 - 2.3 Preserve present and future use of agricultural land.
 - 2.4 Preserve identified natural life habitats and ecosystems in the Arvin planning area.

Policies

- 1.1.1 Encourage local agricultural operations to participate in the Williamson Act Program, which provides tax incentives for retaining lands in agricultural production.
- 1.2.1 Assess the amount and type of open space to projected needs of the City and its population.
- 1.2.2 Require open space buffer zones between incompatible land uses, such as agricultural and residential, in order to reduce potential conflicts.
- 1.3.1 Develop programs that will insure adequate recreational open space that meets public demand.
- 1.3.2 Determine and continually monitor the demand for recreational open space within the various sectors of the community, as well as the community as a whole.
- 2.1.1 Protect sensitive and significant ecological areas of unique vegetation and wildlife.
- 2.1.2 Protect from extinction the identified endangered species which recognize the Arvin area as part of their natural range.
- 2.1.3 Set aside open space lands for oil development and poential future exploration.
- 2.2.1 Prevent the premature commitment of existing open space lands to other uses by phasing the development of all facilities and services to guide and regulate growth.
- 2.3.1 Require that agricultural lands considered for land use conversion demonstrate the need and community benefit for justification.

G. OPEN SPACE IMPLEMENTATION MEASURES/ACTION PROGRAMS

This section identifies several implementation procedures, techniques, and action programs that should be used by the City of Arvin to effectively apply the Open Space Element Policies in a logical timespace and sequence. The recommended timeframe identified with each program is categorized as: A - 1 to 5 years; B - 1 to 10 years; C - 1 to 20 years; and D - Continuously.

1. The City should encourage the infill development of the community before additional annexations are considered. This implementation measure would reduce city services costs and preserve productive agricultural lands (D).
2. Local farmers should be encouraged to enter into the Williamson Act Program to protect their valuable agricultural land from rapid and unnecessary urban development (D).
3. The City should consider the possibility of proposing that valuable agricultural lands within the Arvin Planning Area become involved in various Conservation Resource Management Programs approved by the U. S. Department of Agriculture-Soil Conservation Service (A).
4. The City shall require all future residential developments to install water meters to prevent unnecessary and costly water usage (D).
5. The City shall allow development in areas identified as being within the 100-year flood zones as long as specific conditions specified by the City Engineer are met. This action program is consistent with the Land Use Classification Outline in the Land Use Element of the Arvin General Plan. The intention of this flood area regulation is to protect the citizens' health, safety, and property from the hazards of flooding (D).
6. The City shall periodically inspect septic tanks located within city jurisdiction to insure that strict health standards are being met and public safety is maintained. The enforcement of this action program shall be the primary responsibility of the Arvin Building Department (D).
7. The City should prepare or support the preparation of water quality and water management studies to ensure the continued provision of good quality water to residents of the community provision (D).

8. All possible archaeological sites should be protected until the sites can be properly excavated. State law requires that city projects and private construction projects adhere to this implementation program (D).
9. The City should conduct a periodic clean-up campaign to remove graffiti and debris from public buildings and private structures (D).
10. The establishment of private recycling enterprises should be encouraged to efficiently reuse paper, glass, and aluminum products (D).
11. Areas having identified rare and/or endangered plant life or wildlife should be protected and preserved as open space (D).
12. The City should develop an Environmental Review Procedure Manual necessary to protect environmental quality of the planning area and to meet the intent of the California Environmental Quality Act (CEQA) (A).
13. The City should actively participate in air quality management programs of the Kern County Air Pollution Control District (D).
14. The City should support county, state and federal legislation and programs to reduce and control air pollution (D).
15. City of Arvin and Bear Mountain Recreation and Parks District should encourage economically self-sufficient recreation activities by implementing user fees, facility fees, and registration fees in its programs (D).
16. The City should adopt a Master Landscaping Program for the City of Arvin. Under the supervision of the Public Works Director, the Landscaping Program would designate locations for street trees and specify appropriate tree types along major city streets. Areas with high commercial or industrial concentration should be primary target areas (A).
17. The City should encourage the Bear Mountain Recreation Parks District (BMRPD) to explore financial assistance and programs from federal, state, local, and private sources that can assist in providing more recreational amenities for community residents (A).
18. The City of Arvin and the Parks and Recreation Commission should continue to maintain the National Recreation Association's parkland standard of five (5) acres per 1,000 population. Joint recreational

ventures with other public and private entities may be included in the calculations (D).

19. Due to the increasing cost of developing and maintaining recreational facilities, the City, BMRPD, and the local school districts should pursue joint recreation possibilities to serve the needs of both the students and the general public (D).
20. In order to attain adequate outdoor recreational land for existing and future residents of the community, the City should consider the utilization of the Quimby Act. Under this piece of legislation, cities can require:
 - a. dedication of recreational land;
 - b. the collection of in-lieu park fees; or
 - c. a combination of the above two options from developers of new residential developments.

The in-lieu fees received in accordance with the Quimby Act can be used for the purchase and development of parkland that will accommodate the needs of the residents of that particular area (D).

21. The City of Arvin should require open space buffer zones between existing oil wells and proposed residential development. The City should also consider establishing open space lands to allow for potential exploratory drilling (D).

	Residential				Commercial				Industrial				Pub. Facility				Open Space	
		0.1 - 1.25	1.0 - 6.9	7.0 - 16.0		Light	General	Heavy		Light	Heavy		Schools	Institutional	Government	Parks	Light Ag.	Heavy Ag
Residential																		
Estate		X											0	0	0	0		
R - 1			X										0	0	0	0		
R - 2				X									0	0	0	0		
R - 3				X									0	0	0	0		
R - 4				X									0	0	0	0		
Planned Unit Development		☒	☒	☒		☒	☒						☒	☒	☒	☒		
Commercial																		
C - 0						X							0	0	0	0		
N - C						X							0	0	0	0		
C - 1						0	X	0					0	0	0	0		
C - 2								X					0	0	0	0		
Manufacturing																		
M - 1										X								
M - 2										0	X							
M - 3											0							
Agricultural																		
A - 1		X	X	X						X	X						X	X
A - 2																		X

X Zones that are consistent with General Plan designation.

0 Zones that may be consistent with the granting of a Conditional Use Permit.

☒ Zones that may be consistent within a Planned Unit Development.

